



3 The Glebe, Clapham, Bedford MK41 6GB



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Clapham  
Bedford  
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OIEO £580,000

Detached family home set on  
an impressive plot...

- Detached home
- Three floors
- Large kitchen/diner
- Living room
- Five bedrooms
- Three bathrooms and WC
- Very large plot
- Double garage



- Council Tax Band G
- Energy Efficiency Rating C

## Very well presented detached family home...



Lane and Holmes are delighted to offer for sale this very well presented detached family home in Clapham which has been very well cared for by its current owners.

The accommodation which exceeds 2,400 square feet is arranged over three floors. The ground floor offers a dual aspect lounge with an open fire, a modern kitchen/diner which has fitted units, gloss tiled floors, built-in ceiling speakers, spotlights and some fitted appliances including a Range cooker. There is also a utility room, cloakroom and ample storage space.

On the first floor there are three bedrooms, the master bedroom runs the full length of the house and boasts a dressing area and en suite and the further two double bedrooms are served by the modern family bathroom which has a bath and a separate shower.

On the second floor there is a landing big enough to use as an office space which is currently being used as a cinema area by the current owners, this leads to two large double bedrooms that both have use of a Jack and Jill shower room which has Victorian style flooring.

Externally, the property sits on a very impressive plot with a double garage, carport, ample parking and two garden areas one to the rear and one to the side meaning there is scope to extend the property further (subject to necessary consents).

Further benefits include double glazing and gas fired central heating.

The Glebe is set just off Milton Road in Clapham which is a popular village with easy access into Bedford and the North Bedfordshire villages. Clapham itself offers riverside walks, a mini-Tesco supermarket, a riverside pub & restaurant, a doctor's surgery, a dental practice, a Post Office and highly regarded schools. Bedford's train station is just two miles away for fast and frequent services to the capital.



# The Glebe, Clapham, Bedford, MK41

Approximate Area = 2373 sq ft / 220.4 sq m (excludes double garage / carport)

Limited Use Area(s) = 66 sq ft / 6.1 sq m

Total = 2439 sq ft / 226.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©rickhacan 2023. Produced for Lane & Holmes. REF: 936405



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Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

