



Manor Croft, School Lane, Bolnhurst, Bedfordshire, MK44 2EN







Manor Croft
School Lane
Bolnhurst
MK44 2EN

Price £700,000

Quietly located, established
and much improved
bungalow on a large plot...

- Entrance hall
- Living room
- Music room/possible bedroom
- Study/possible bedroom
- Kitchen/dining room
- Utility room
- Garden room
- Master bedroom with en suite
- Two further double bedrooms
- Family bath/shower room
- Plot extending to 0.4 acres (sts)
- Freehold



- Council Tax Band F
- Energy Efficiency Rating D



Manor Croft has evolved over the years to offer spacious and very flexible accommodation that could equally suit a growing family or just two people who want to be able to work from home with separate offices whilst having the space to entertain and have guests to stay.

The entrance porch allows access to the spacious entrance hall with doors off to the living room, the kitchen/dining room, the master suite and also the family bath/shower room.

The living room is a well-shaped room of excellent proportions offering a bay window that overlooks the front garden and a feature fireplace with an inset wood burner. Off this room are two connected rooms with one used as a music room and the other as a study but either or both could be used as bedrooms if necessary.

The kitchen/dining room is well fitted with a large range of units, an island incorporating an electric hob with an extractor over, and patio doors opening out in to the garden. There is a utility room off.

The garden room with its 'lantern' on top to ensure maximum light could also double up as a dining room as it is accessed from the kitchen. There are patio doors leading out in to the garden. There are also two double bedrooms that lie off the garden room.

The master bedroom with its dressing room and en suite shower room is a great space. The en suite can also be used off the garden room if desired.





Additional benefits include oil fired central heating and PVCu double glazed windows.

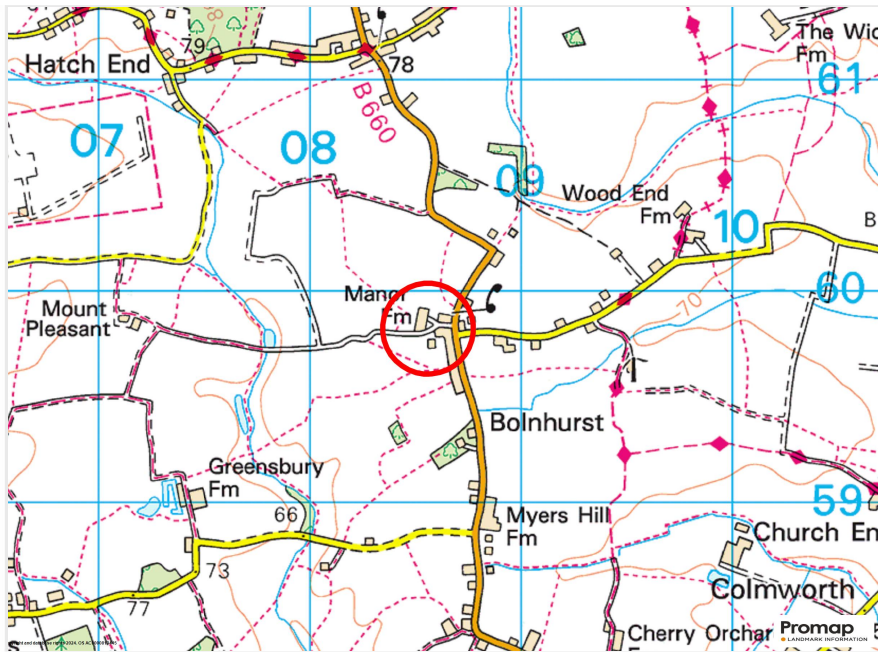
Externally this delightful bungalow sits well on an established plot extending to almost 0.4 acres, subject to survey, and offers something for everyone. The whole plot is well enclosed by mature hedging and within it is cleverly divided in to separate areas of garden including a kitchen garden with raised beds for growing vegetables and the like. There is also a large greenhouse for bringing on plants. Further areas laid simply to lawn will allow plenty of space to entertain or play games and there is a patio to just sit down and relax!

A gravel drive affords abundant parking and access could be reopened alongside the bungalow to use the double width garage that in recent years has been a very useful storage facility.

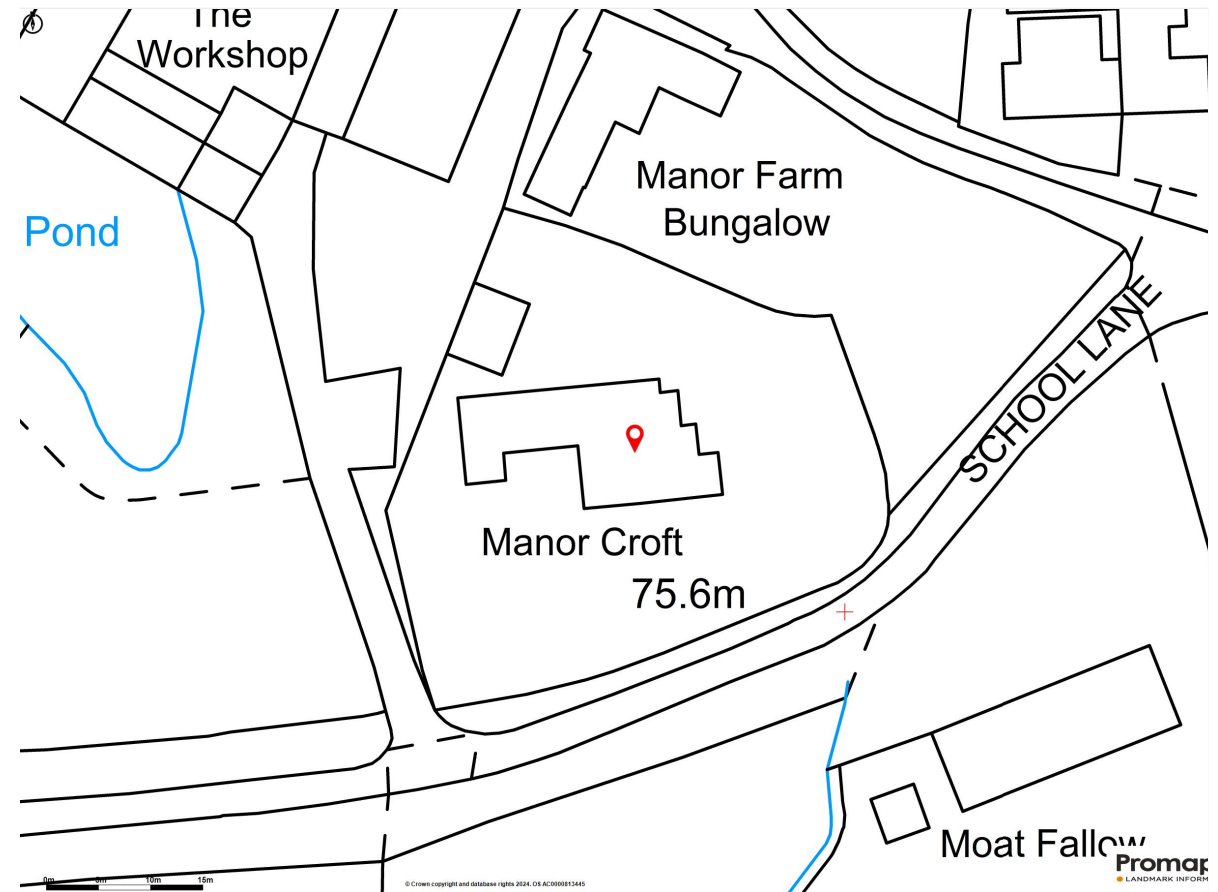
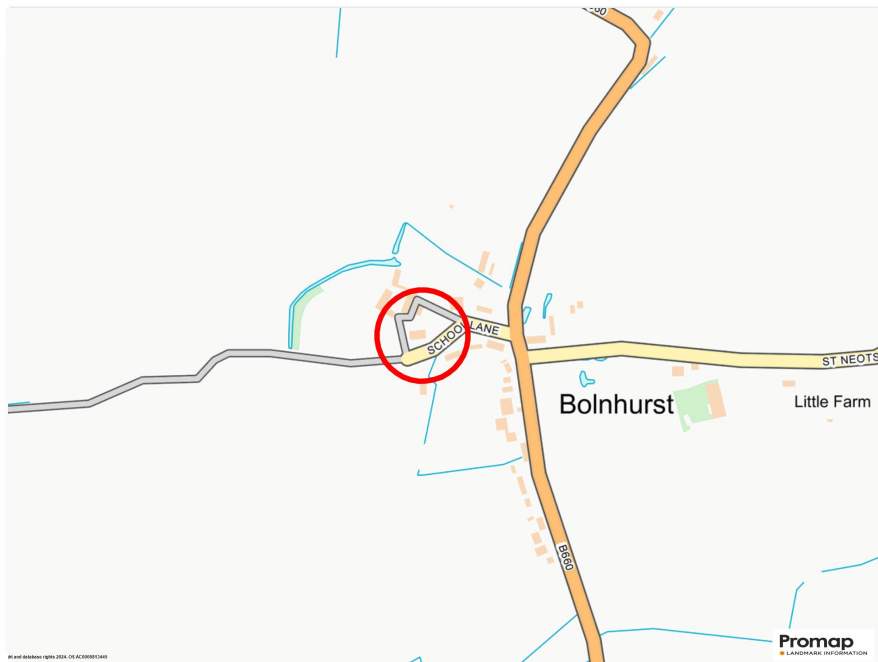
In terms of location, Manor Croft is set in an enviable position with immediate access to the countryside and just yards from a rural outlook with far reaching views. The Plough, a very popular restaurant in the village, is possibly too convenient. Good access is available for Bedford, which is a short drive away and offers a whole host of services, including the mainline railway station. Bedford is also home to the popular Harpur Trust Schools. Kimbolton is also readily accessible and good access is available by road for the A1 and further major road links. Bedford's mainline station offers fast and frequent services to the capital and beyond.

Bolnhurst is also well placed to take advantage of the improving road network, particularly the Black Cat on the A1 that is making way to enable a dual carriageway all the way from Junction 13 of the M1 to Cambridge.





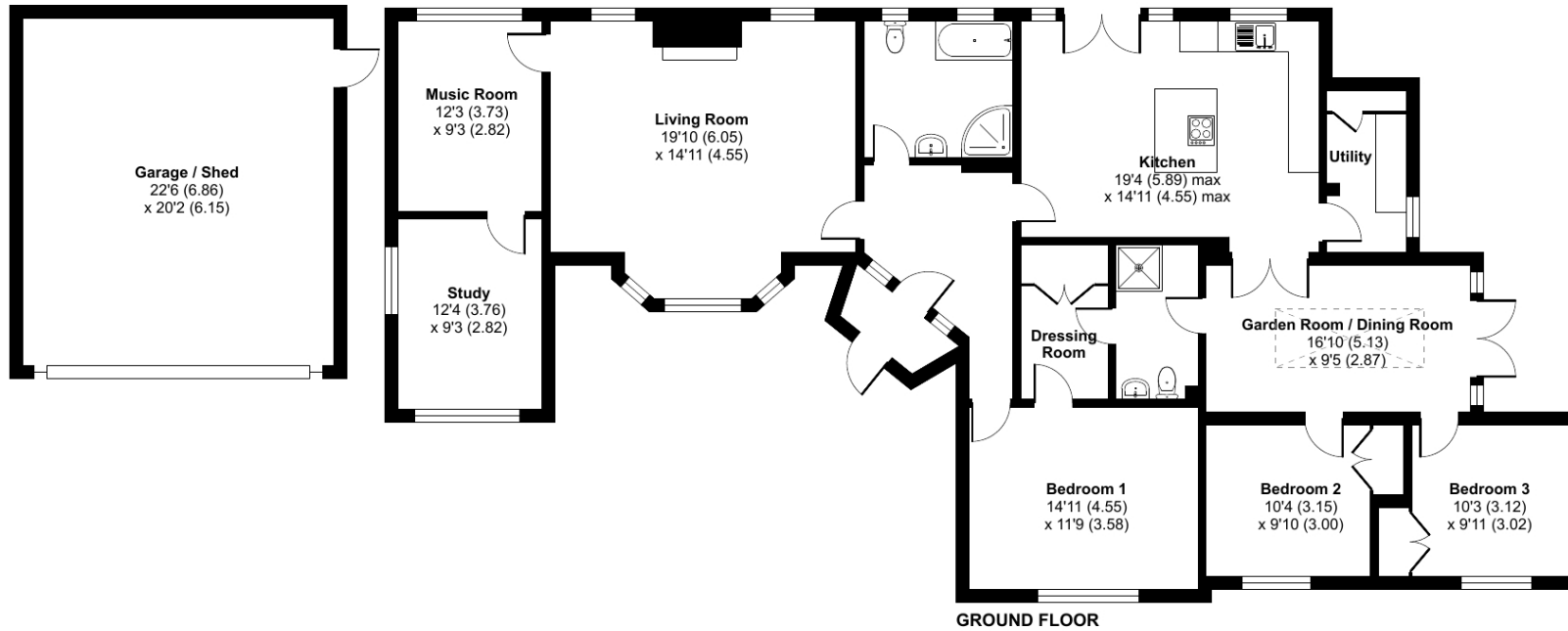
Bedford Railway Station 10 miles • Milton Keynes Station 27 miles • A1 Black Cat Roundabout 8 miles • M1 Junction 13 21 miles • Luton Airport 32 miles • Stansted Airport 49 miles • London 61 miles



School Lane, Bolnhurst, Bedford, MK44

Approximate Area = 1882 sq ft / 174.8 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Lane & Holmes. REF: 1168541



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