



**Connells**

The Grove  
Lidlington Bedford



# The Grove Lidlington Bedford MK43 0RR

for sale offers in excess of  
**£259,950**



## Property Description

The cottage is approached to front via an attractive front garden, leading to a welcoming entrance porch which opens into a bright and inviting front facing lounge. This comfortable reception space sets the tone for the home, retaining plenty of character while benefiting from tasteful modern updates. To the centre of the cottage sits a well-appointed modern kitchen, offering practical storage and workspace, which in turn leads through to a useful utility area. The ground floor bathroom is smartly finished and functional, complementing the modernised interior while remaining in keeping with the home's traditional feel. Upstairs, the property offers two generous double bedrooms, both boasting impressive high ceilings that enhance the sense of space and light, a wonderful nod to the home's period origins. Throughout, the interior has been carefully modernised, blending contemporary styling with the character and charm expected of a cottage of this era.

To the rear, the cottage enjoys a private patio courtyard garden, ideal for outdoor seating or entertaining, with the added benefit of a brick built outbuilding, perfect for storage, a workshop or potential home office use.

Located within Lidlington village, the property benefits from a strong community feel, countryside walks close by, and convenient access to nearby transport links and amenities. Early viewing is highly recommended to fully appreciate the character, space and lifestyle this delightful cottage has to offer

## Entrance

Door to front, into porch area, door to living room.

## Living Room

Double glazed window to front aspect, spotlights to ceiling, radiator, feature fireplace.

## Kitchen

Double glazed window to rear aspect. Wall to base fitted units, easy clean work surfaces, ceramic butler sink, integrated oven, gas hob, extractor fan over hob, boiler, spotlights to ceiling, under stairs storage.

## Utility

Space for white goods, Double glazed door to side access to rear patio courtyard.

## Bathroom

Double glazed opaque window, stand alone roll top bath, low level wc, hand wash basin, hand towel radiator, spotlights to ceiling.



## First Floor

### Landing

Access from stairs to bedrooms.

### Bedroom 1

Double glazed window to front aspect, radiator, feature fireplace.

### Bedroom 2

Double glazed window to rear aspect, radiator. Access to loft.

### Outside

### Front Garden

Access to property from a public footpath. Paved pathway leading from gate to front door. Partially laid to lawn, paved patio area.

### Outbuilding

Brick outbuilding with power.

### Rear Garden

Access from the utility space the patio courtyard area is to the rear/side of the property and links the house to the brick-built outbuilding to rear aspect.

## Agents Note:

"Please be aware that in line with UK regulatory requirements, if your offer is successful, we will require ID and proof of addresses from all buyers prior to formally processing any accepted offers. An AML fee of £80 (Including VAT) is also payable at this stage and covers the cost of carrying out the required identify and anti-money laundering checks. Once the payment has been taken and the checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead"



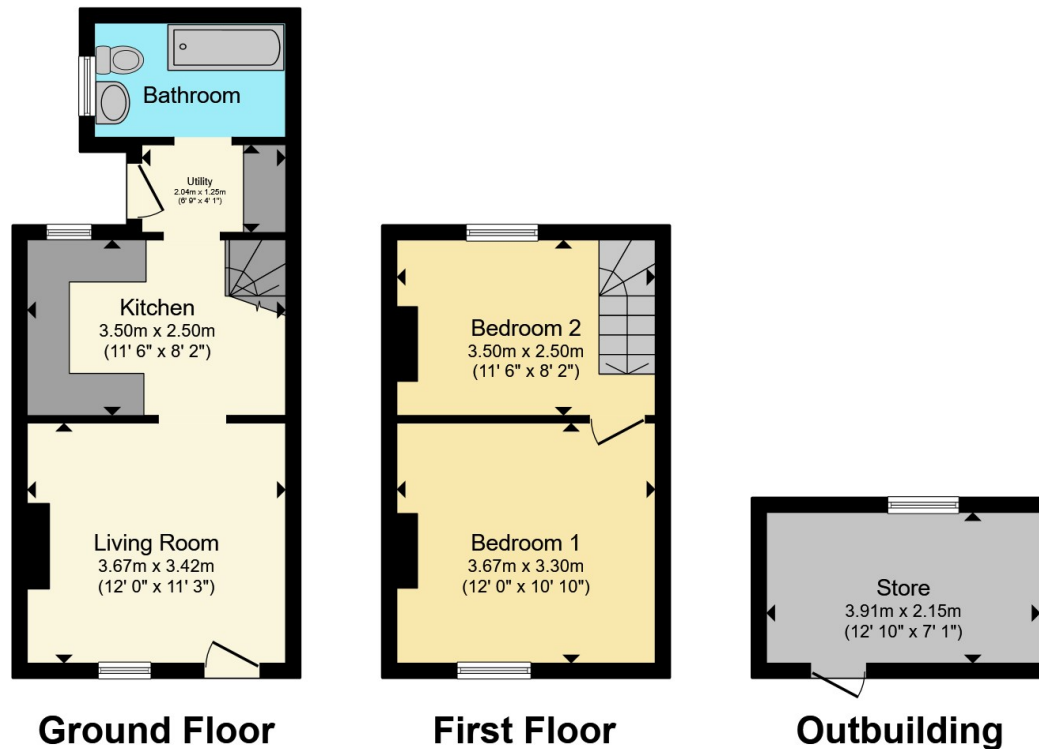












Total floor area 60.0 m<sup>2</sup> (645 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01525 712 271**  
**E [flitwick@connells.co.uk](mailto:flitwick@connells.co.uk)**

Unit 9 Russell Centre Coniston Road Flitwick  
 BEDFORD MK45 1QY

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/FLI305777](http://connells.co.uk/Property/FLI305777)**



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