



## The Bothy, Spring Hill

Little Staughton | Bedford | MK44 2BS



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**Price £225,000**

Detached property

Open plan living space

Kitchen area

Shower room

Electric heating

Off road parking

Small courtyard garden

Freehold

- Council Tax Band: B
- Energy Efficiency Rating: E



**Detached property in a quiet village setting...**



This is a rare opportunity to purchase this single-storey, detached property, set within the popular village of Little Staughton.

The one-bedroom accommodation is generally open-plan in nature, comprising a kitchen area, dining/sitting room and a large room which has previously been utilised as a bedroom/living room. There is scope to reconfigure the accommodation if required. There is also a shower room. The property is mostly double glazed and has electric heating.

Externally, there is an area for off-road parking to the side, while to the rear is a small courtyard garden.

There is no onward chain, so a quick completion is available.

Little Staughton has amenities which include churches and a farm shop, and lies within the catchment areas of Kymbrook Primary School, Riseley C of E Primary School and Sharnbrook Academy School.

Historic Kimbolton offers local shopping, social amenities and Kimbolton Castle, home to one of the area's premier public schools, with its own preparatory department within the village.

Bedford and St Neots provide shopping, schooling, and recreational facilities, as well as mainline railway stations with services to London.

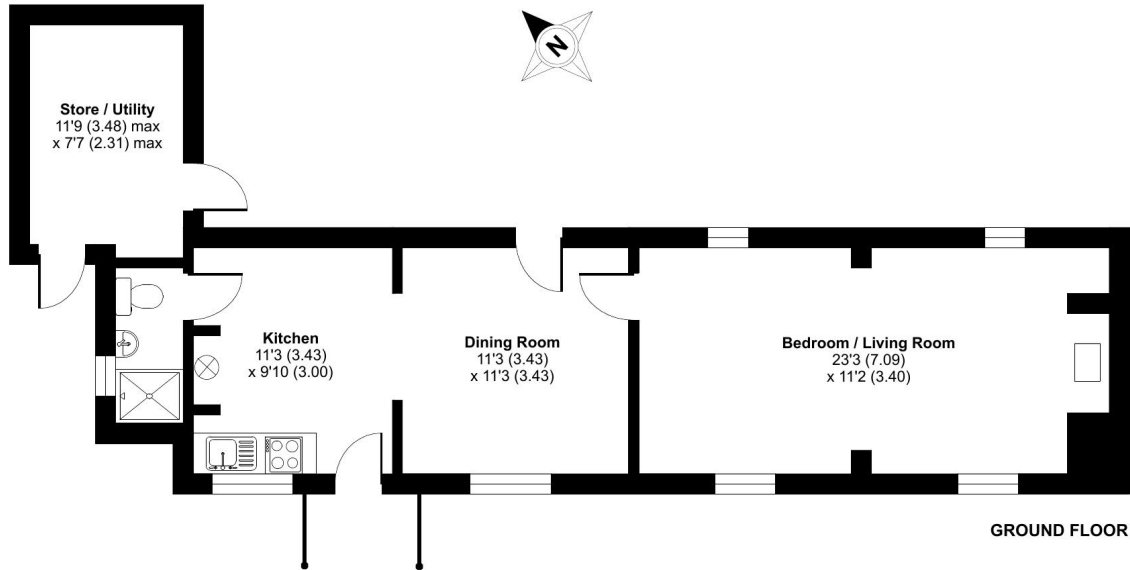
## Spring Hill, Little Staughton, Bedford, MK44

Approximate Area = 530 sq ft / 49.2 sq m

Outbuilding = 84 sq ft / 7.8 sq m

Total = 614 sq ft / 57 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lane & Holmes. REF: 1510762

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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.

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