



27 The Causeway, Carlton, Bedford, MK43 7LT

**Lane &
HOLMES**

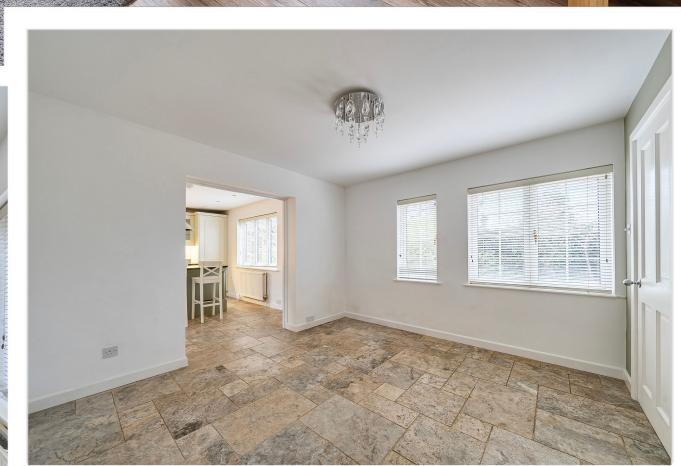
Est. 1985

27 The Causeway
Carlton
Bedford
MK43 7LT

Guide £550,000

Extended and much improved
home in a non-estate location...

Detached home
Living room
Dining room
Refitted kitchen
Three large bedrooms
En suite and family bathroom
Gas central heating
Parking and garage
Mature plot
Freehold



- Council Tax Band E
- Energy Efficiency Rating D

Set in a sought after village and available with no onward chain...



Set in this very sought after village in North Bedfordshire, this established and extended detached home has been much improved throughout and is presented in excellent decorative order. There is the added benefit of no onward chain.

On the ground floor, the generous kitchen is fitted with a very good array of stylish units, which includes some appliances and being finished with quartz worktops, a stone floor and an island, there is a great modern feel to this area. It adjoins the separate dining room, so this area could potentially be opened up to create one large room if required.

To the rear of the house there is a spacious living room with an open fire, with this room being perfectly placed to enjoy an outlook over the large rear garden, which has open fields behind. There is a rear lobby and a cloakroom.

On the first floor there are three bedrooms, with the master having an en suite. There is also a family bathroom, which like the en suite, is presented in excellent order. The first floor originally consisted of four bedrooms, but the sellers redesigned the footprint to be three larger rooms.

The property also benefits from gas fired central heating.

Outside, there is a generous front offering off road parking, which leads to a garage. The rear garden is likely to be viewed as an appealing feature by would be purchasers, being around ninety feet in depth. There is a patio area which leads to a large area of lawn, with a wide range of shrubs and plants. The total plot is around 0.13 acres, subject to measured survey.

Carlton is a very popular village location and benefits from two Public Houses and a village shop. There is a good choice of local schooling nearby with Sharnbrook Academy being within easy reach. Harrold Country Park is also within walking distance. Bedford's town centre is around a fifteen-minute drive away.

The Causeway, Carlton, Bedford, MK43

Approximate Area = 1090 sq ft / 101.2 sq m (excludes garage)

Limited Use Area(s) = 298 sq ft / 27.6 sq m

Total = 1388 sq ft / 128.8 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). © nchecom 2026. Produced for Lane & Holmes. REF: 1407087