



1 Manor Way, Cotton End, Bedford, MK45 3AH

**Lane &  
HOLMES**

Est. 1985

1 Manor Way  
Cotton End  
Bedford  
MK45 3AH

OIEO £365,000

A well-established semi-detached home...

Semi-detached  
Extended  
Kitchen/diner  
Living room  
Family room  
Cloakroom  
Refitted bathroom  
Three bedrooms  
Off-road parking  
Garden  
Freehold



- Council Tax Band C
- Energy Efficiency Rating C

## Situated in an ideal village location...



This is an excellent opportunity to purchase a well-established semi-detached home located within the popular village of Cotton End. The property has been thoughtfully updated throughout by the current owners to enhance the practicality of the living space.

On the ground floor, the living room is fitted with solid parquet flooring, a wood burner and sliding doors which lead out to the garden. The spacious kitchen/dining room is complete with quartz worktops, a breakfast bar, and two separate full-size Neff ovens. A recent side extension has added a further family sun room complete with a wood burner and patio doors leading outside, in addition to a practical cloakroom.

On the first floor there are three bedrooms, with bedrooms one and two having fitted storage. The bathroom has been recently



updated and now comprises a stunning suite with a separate shower and contemporary tiling.

Further benefits include gas fired central heating and double glazing throughout.

The outside space is generous and very appealing. The rear garden is predominately laid to lawn and there is a garden shed with power. To the side, there is a generous patio area with a pergola offering the perfect spot for outdoor relaxation. To the front, there is a gravel driveway providing off-road parking and further parking which could suit a motorhome.

Cotton End benefits from a Primary School as well as being within the catchment area for Haynes Lower School. The village hall hosts many activities and there is also a Public House.

The village is located off the A600 and offers excellent access, including a good bus service, to Bedford's town centre and the A421 for A1 and M1 access. Bedford offers a variety of amenities and the mainline railway station offers fast and frequent services to the capital.



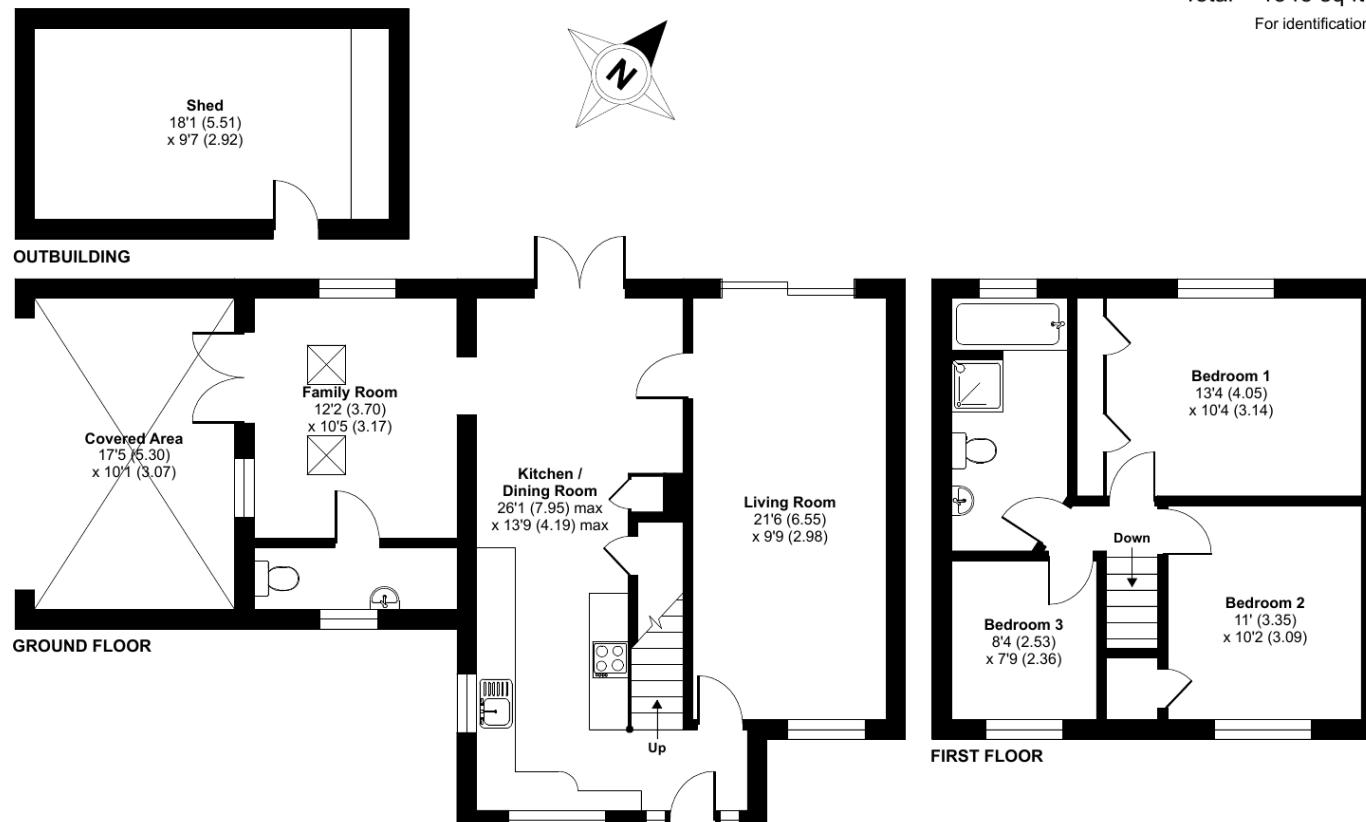
## Manor Way, Cotton End, Bedford, MK45

Approximate Area = 1165 sq ft / 108.2 sq m (excludes covered area)

Outbuilding = 180 sq ft / 16.7 sq m

Total = 1345 sq ft / 124.9 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: 1410748