Shortlands, 30 Cleat Hill, Bedford, MK41 8AN

Lane & Holmes

Est. 1985

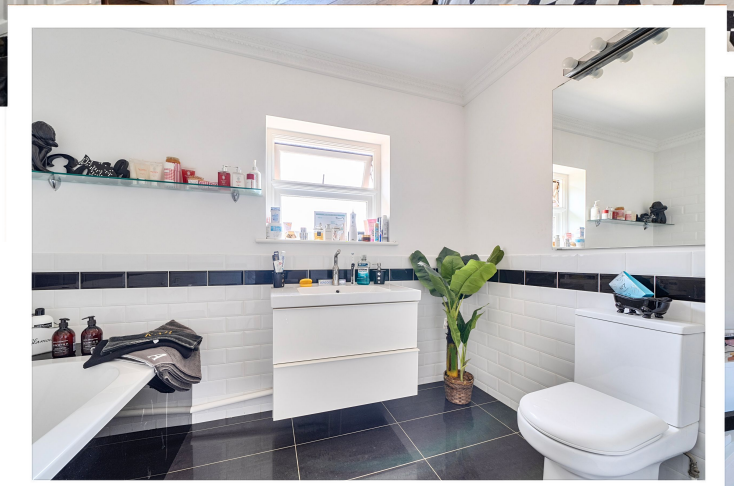
Shortlands
30 Cleat Hill
Bedford
MK41 8AN

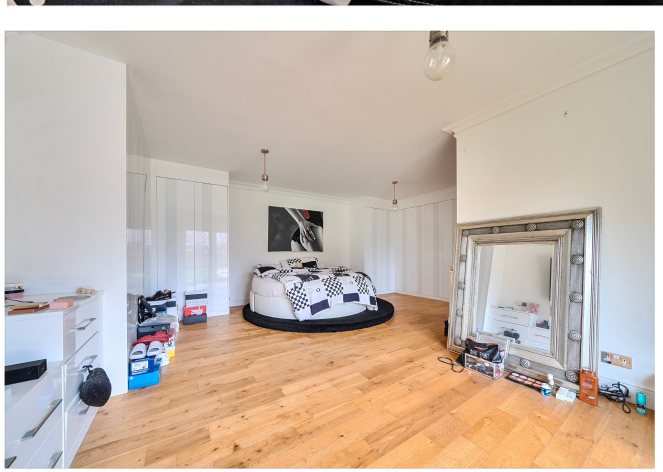
Price £850,000

Rarely available detached home on a generous plot...

- Predominately single storey home
- Rarely available
- Five bedrooms
- Three bath/shower rooms
- Contemporary kitchen
- Gas central heating
- Ample parking and double garage
- Approx 0.38 acre plot
- No chain
- Freehold

- Council Tax Band F
- Energy Efficiency Rating C





This is a very rare chance to purchase an elegant, predominately single storey, detached property located on the popular Cleat Hill and sitting on a plot of around 0.38 acres (subject to survey).

The accommodation measures around 2,389 square feet and offers a flexible layout which could be utilised in varying ways. There is no chain, so a quick completion is available.

The property has as abundance of spacious rooms, with a particularly good size square living room, centrally located in the home with bi-folding doors to the garden. The kitchen is fitted in a modern contemporary style, with a large central island unit, quality worktops, a ceramic tiled floor and a further bi-fold door. Adjacent to the kitchen there is a separate dining room overlooking the front.

The master bedroom is a particular feature and includes a wide range of fitted wardrobes and has an en suite bathroom. There are three further ground floor bedrooms which have use of a family shower room, with a large walk-in shower.

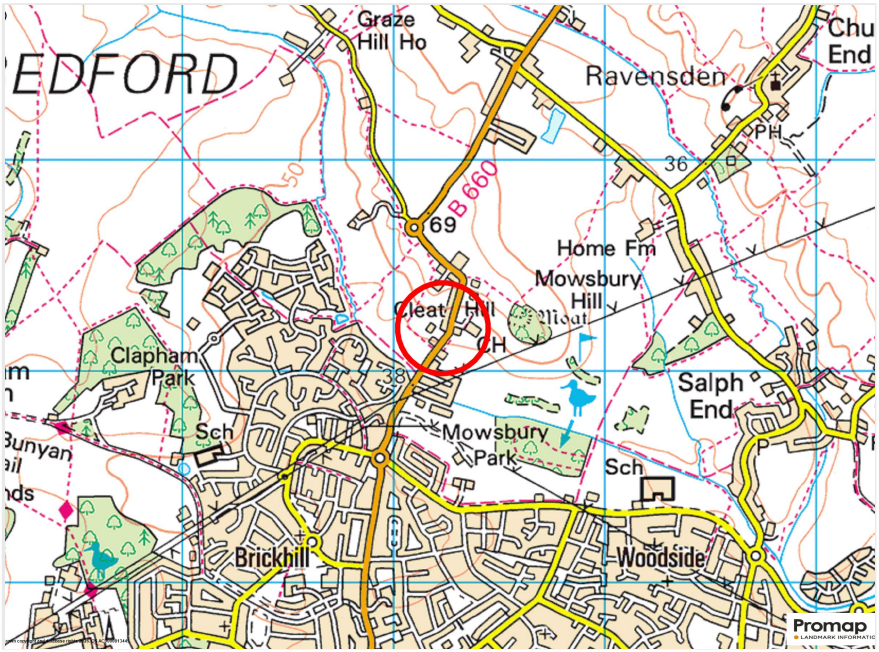
On the first floor, there is a further bedroom with an en suite bathroom. This area could work perfectly as a guest/teenager suite, games room or similar.

The property has many quality finishes throughout and benefits from some oak flooring, gas central heating and double glazing. There is also a utility room and a cloakroom.

The property is approached via and “in and out drive” and there is extensive parking on a shingle drive. The frontage includes some lawn, hedges and a landscaped pond area. A driveway runs down the side leading to a double garage which is situated at the rear. Planning consent was granted in 2024 for an enlargement of the garage to a two storey building, to form a gym/office. Planning reference 24/00989/FUL. The rear garden is mainly laid to lawn with some mature trees and hedgerows.

Cleat Hill is a much sought after location on the B660 road to Kimbolton and also home to the Mowsbury Golf & Squash Centre that is located opposite this property. There are many local footpaths from which to enjoy the open countryside that is really just on the doorstep.

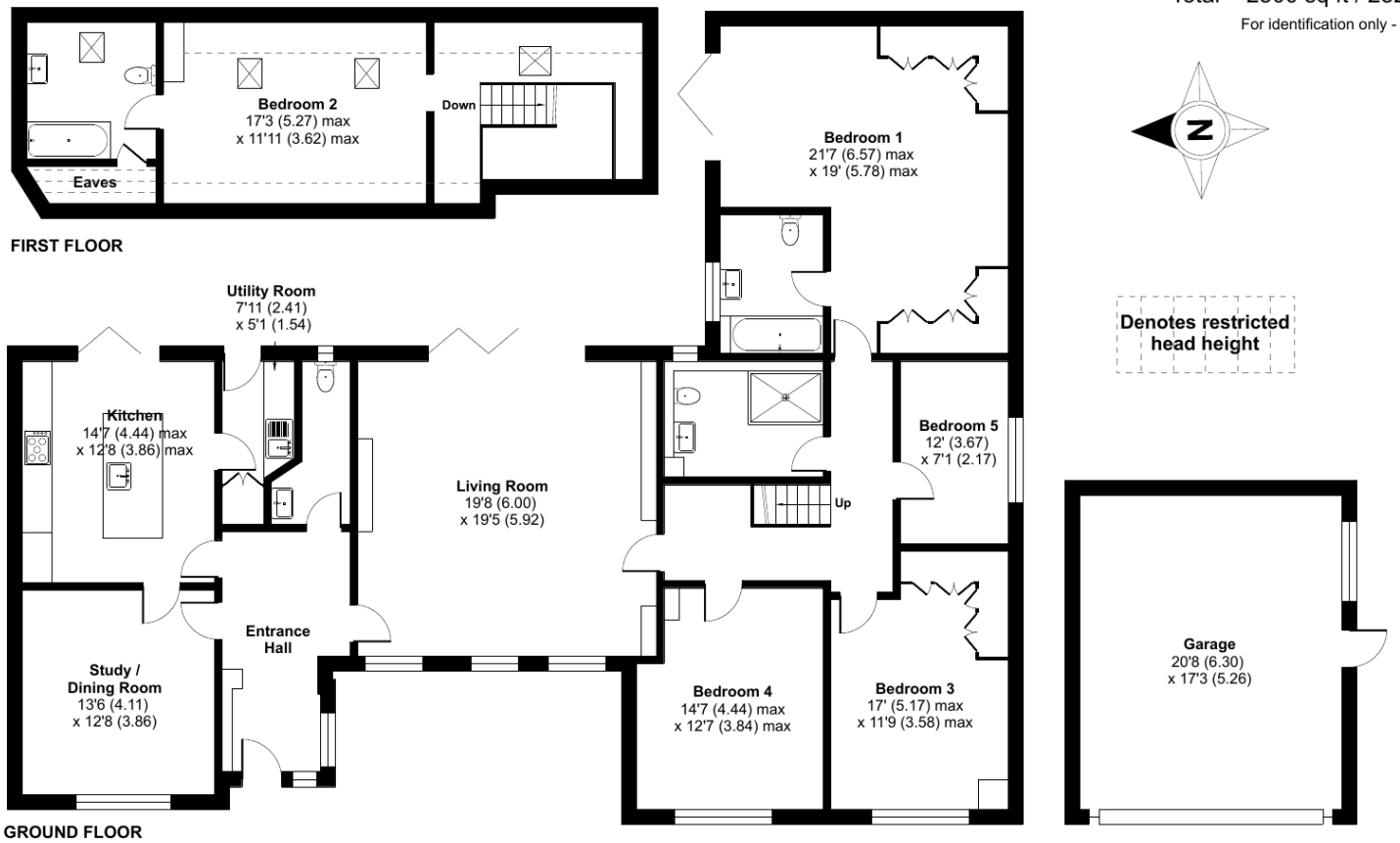
Bedford’s town centre with its many recreational, educational and retail opportunities is within easy reach as is Bedford’s mainline railway station with fast and frequent services to the capital and beyond.



Bedford Railway Station 3 miles • Milton Keynes Station 20 miles • A1 Black Cat Roundabout 12 miles • M1 Junction 13 14 miles • Luton Airport 35 miles • Stansted Airport 50 miles • London 57 miles

Cleat Hill, Bedford, MK41

Approximate Area = 2389 sq ft / 221.9 sq m (excludes garage)
Limited Use Area(s) = 111 sq ft / 10.3 sq m
Total = 2500 sq ft / 232.2 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: 1438122

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