



Shortlands, 30 Cleat Hill, Bedford, MK41 8AN





Shortlands
30 Cleat Hill
Bedford
MK41 8AN

Guide £900,000

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 an 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.

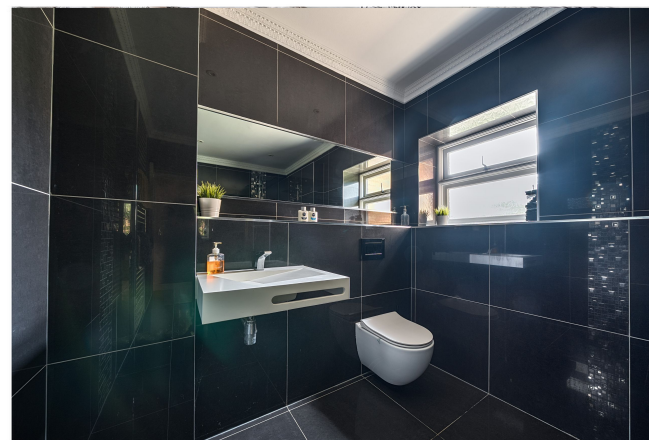




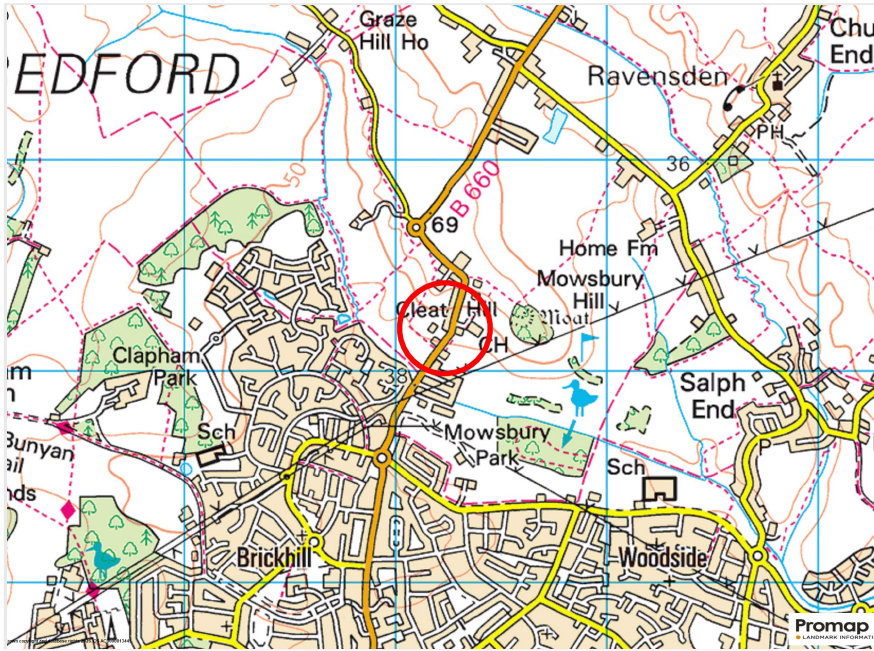
The property is approached via an "in and out drive" and there is extensive parking on a shingle drive. The frontage includes some lawn, hedges and a landscaped pond area. A driveway runs down the side leading to a double garage which is situated at the rear. Planning consent was granted in 2024 for 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



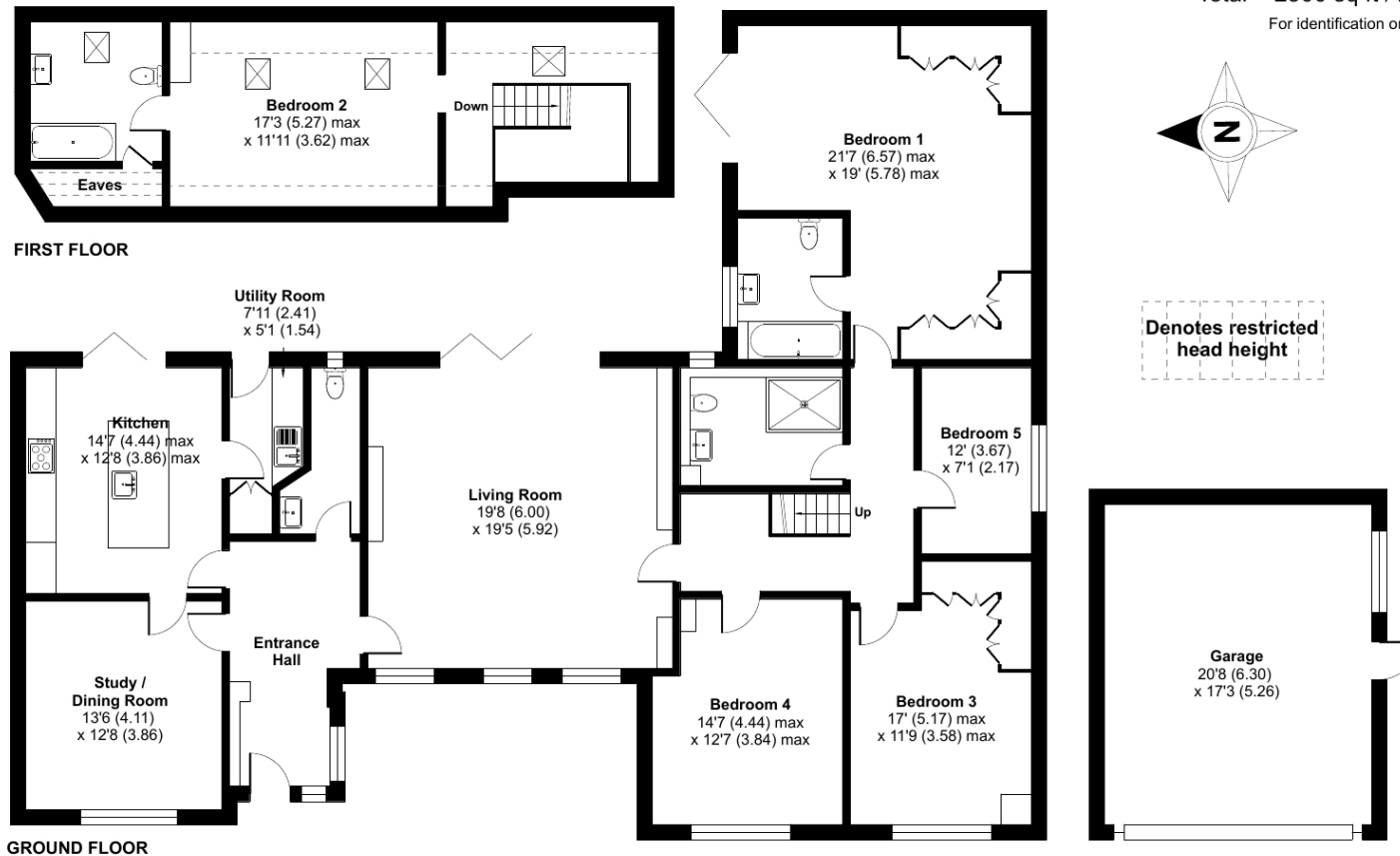
Cleat Hill, Bedford, MK41

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). © nitchecom 2026. Produced for Lane & Holmes. REF: 1438122

01234 327744 | sales@laneandholmes.co.uk | www.laneandholmes.co.uk | 66-68 St Loyes Street, Bedford, Bedfordshire, MK40 1EZ

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.

