



**Connells**

The Grove  
Lidlington Bedford



## Property Description

The cottage is approached to front via an attractive front garden, leading to a welcoming entrance porch which opens into a bright and inviting front facing lounge. This comfortable reception space sets the tone for the home, retaining plenty of character while benefiting from tasteful modern updates. To the centre of the cottage sits a well-appointed modern kitchen, offering practical storage and workspace, which in turn leads through to a useful utility area. The ground floor bathroom is smartly finished and functional, complementing the modernised interior while remaining in keeping with the home's traditional feel. Upstairs, the property offers two generous double bedrooms, both boasting impressive high ceilings that enhance the sense of space and light, a wonderful nod to the home's period origins. Throughout, the interior has been carefully modernised, blending contemporary styling with the character and charm expected of a cottage of this era.

To the rear, the cottage enjoys a private patio courtyard garden, ideal for outdoor seating or entertaining, with the added benefit of a brick built outbuilding, perfect for storage, a workshop or potential home office use.

Located within Lidlington village, the property benefits from a strong community feel, countryside walks close by, and convenient access to nearby transport links and amenities. Early viewing is highly recommended to fully appreciate the character, space and lifestyle this delightful cottage has to offer

## Entrance

Door to front, into porch area, door to living room.

## Living Room

12' x 11' 3" MAX ( 3.66m x 3.43m MAX )  
Double glazed window to front aspect, spotlights to ceiling, radiator, feature fireplace.

## Kitchen

11' 6" MAX x 8' 2" ( 3.51m MAX x 2.49m )  
Double glazed window to rear aspect. Wall to base fitted units, easy clean work surfaces, ceramic butler sink, integrated oven, gas hob, extractor fan over hob, boiler, spotlights to ceiling, under stairs storage.

## Utility

6' 6" x 4' ( 1.98m x 1.22m )  
Space for white goods, Double glazed door to side access to rear patio courtyard.

## Bathroom

Double glazed opaque window, stand alone roll top bath, low level wc, hand wash basin, hand towel radiator, spotlights to ceiling.

## First Floor

### Landing

Access from stairs to bedrooms.

### Bedroom 1

12' MAX x 10' 10" ( 3.66m MAX x 3.30m )

Double glazed window to front aspect, radiator, feature fireplace.

### Bedroom 2

11' 6" MAX x 8' 2" ( 3.51m MAX x 2.49m )

Double glazed window to rear aspect, radiator. Access to loft.

### Outside

### Front Garden

Access to property from a public footpath. Paved pathway leading from gate to front door. Partially laid to lawn, paved patio area.

### Outbuilding

Brick outbuilding with power.

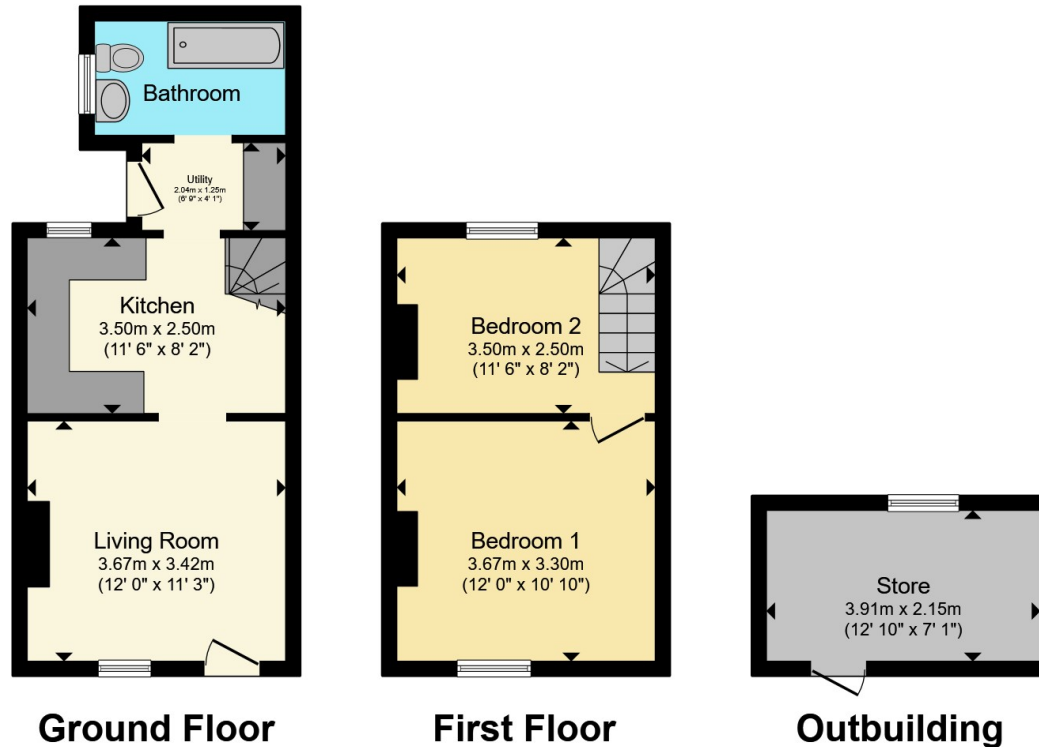
### Rear Garden

Access from the utility space the patio courtyard area is to the rear/side of the property and links the house to the brick-built outbuilding to rear aspect.









Total floor area 60.0 m<sup>2</sup> (645 sq.ft.) approx

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EPC Rating: Awaited  
 Council Tax Band: B

Tenure: Freehold

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