



**Trinity, Spring Hill, Little Staughton,  
Bedford MK44 2BS**

**PRICE £650,000**

**Where period meets contemporary in a striking village location....**

A superb opportunity to acquire what is essentially a new four bedroom home that has been created by the total refurbishment of a period part thatched cottage linked to a brand new addition. Everything has been finished to the highest standard as the attached detailed specification shows.

The accommodation offers great flexibility and the chance to accommodate multigenerational living and private work from home space with the added advantage of living in a thriving popular village environment.

A part glazed link connects the two elements of the property.

The 'cottage' offers a living room and study area on the ground floor and a potential master suite at first floor level with a good size double bedroom, an en suite and a dressing area.

The new build part of the property offers a cloakroom and a large open plan living/kitchen dining room with twin bi-fold doors giving access on to the south-west facing terrace. On the first floor there are three double bedrooms served by a family bathroom.

Externally the gardens will be turfed and allowance has been made for both a patio and paths. There are three dedicated off road parking spaces.

These particulars are given on the express understanding that all negotiations for the purchase, tenancy or otherwise are made through Lane and Holmes and although every possible care is taken to ensure of the accuracy given, Lane and Holmes will not be responsible for any expense or loss of time caused by reason of misstatement or withdrawal of properties. Plan is for representational purposes only and is not to scale.

Little Staughton has amenities which include All Saints Church, Little Staughton Baptist Church and a farm shop and lies within the catchment areas of Kymbrook Primary School, Riseley C of E Primary School and Sharnbrook Academy School. Historic Kimbolton offers local shopping, social amenities and Kimbolton Castle, home to one of the area's premier Public Schools with its own preparatory department within the village. Bedford and St Neots provide shopping, schooling, sporting, recreational facilities and mainline railway stations, with fast and frequent services to London. Road links include the A1, A14 (A1/M1 link road), M1 and the M11.

- Individually designed contemporary kitchen
- Integrated Neff appliances
- Heating via air source heat pump
- Quality flooring
- Ten year warranty
- Dedicated off road parking
- Turfed gardens
- Kimbolton 6 miles
- St Neots 7 miles
- A1 Black Cat Roundabout 7 miles
- Bedford 12 miles
- Rushden 12 miles
- Cambridge 26 miles
- Luton Airport 36 miles
- Stansted Airport 51 miles



## Specification Standard

### KITCHEN

- Individually designed contemporary kitchen
- Quartz worktops with upstands
- Soft close doors and drawers
- Large peninsula with bar for eating
- Two sets of aluminium bi-fold doors
- Other options available for personal preferences

### KITCHEN APPLIANCES

- NEFF oven
- NEFF microwave oven
- NEFF integrated dishwasher
- NEFF integrated fridge/freezer
- NEFF ceramic induction hob
- Instant boiling hot water tap

### UTILITY ROOM

- Stainless steel sink and tap
- Units to match kitchen
- Quartz worktops with upstands
- Space and plumbing for washing machine
- Space and fittings for tumble drier

### BATHROOMS AND CLOAKROOM

- Modern white sanitaryware
- Concealed cisterns
- Chrome fittings
- Soft closing lavatory seat
- Ceramic or porcelain tiled floors and walls
- Vanity units under basins

### LIGHTING

- LED downlighting to cloakrooms, bathrooms, kitchen/diner and en-suites
- Pendant lighting to other rooms
- External lighting to both front and rear
- 5 AMP sockets in living room and study

### WARRANTY

- 10 year New Build Warranty

### ELECTRICAL

- Wiring for Sky TV, satellite and digital aerial
- BT Broadband supplied to premises
- Chrome wall plates
- TV points throughout
- Phone points throughout
- External power socket to rear

### HEATING

- Air source heat pump and heat pump suitable domestic cylinder
- Zoned heating thermostats
- Underfloor heating to ground floor

### JOINERY

- Contemporary finish white oak doors
- Polished chrome door furniture
- Painted architrave and skirting
- Double glazed UPVC windows

### FLOORING

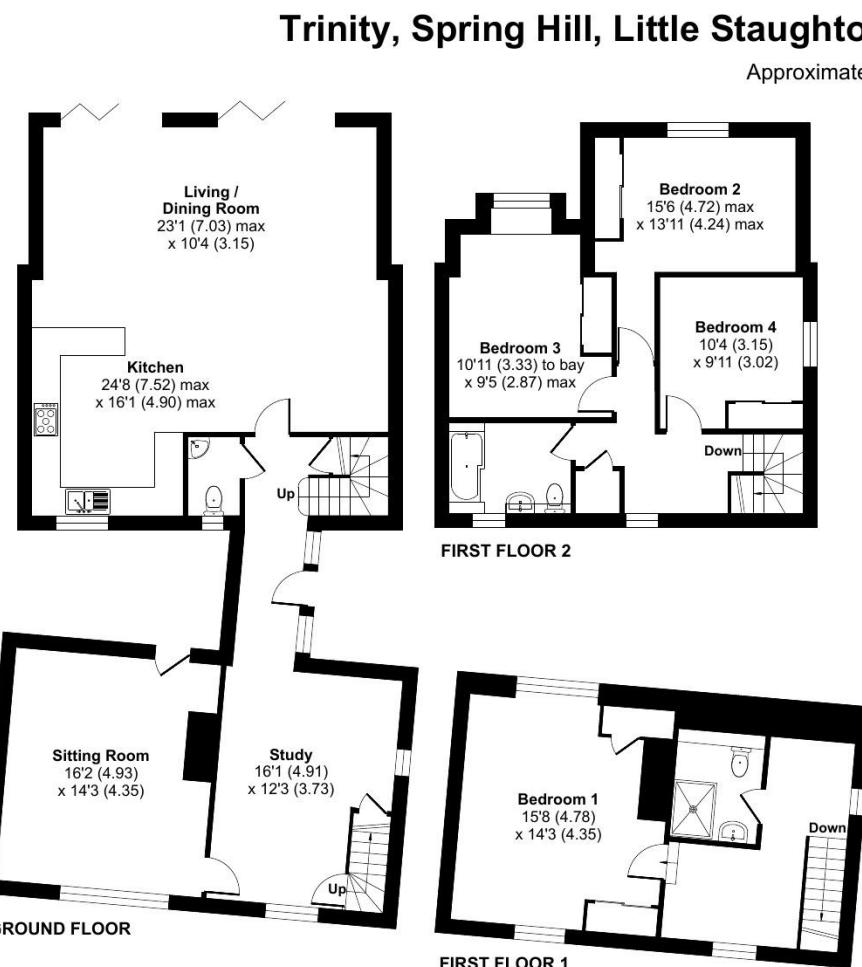
- Amtico floor to kitchen/diner/family and utility
- Amtico floor to cloakroom
- Ceramic or porcelain tiles to bathroom & en-suites
- Amtico flooring to hall

### EXTERNAL

- Soft red multi-stock brick
- UPVC anthracite windows
- Concrete roof tiles
- Patios & paths TBD
- Gardens turfed

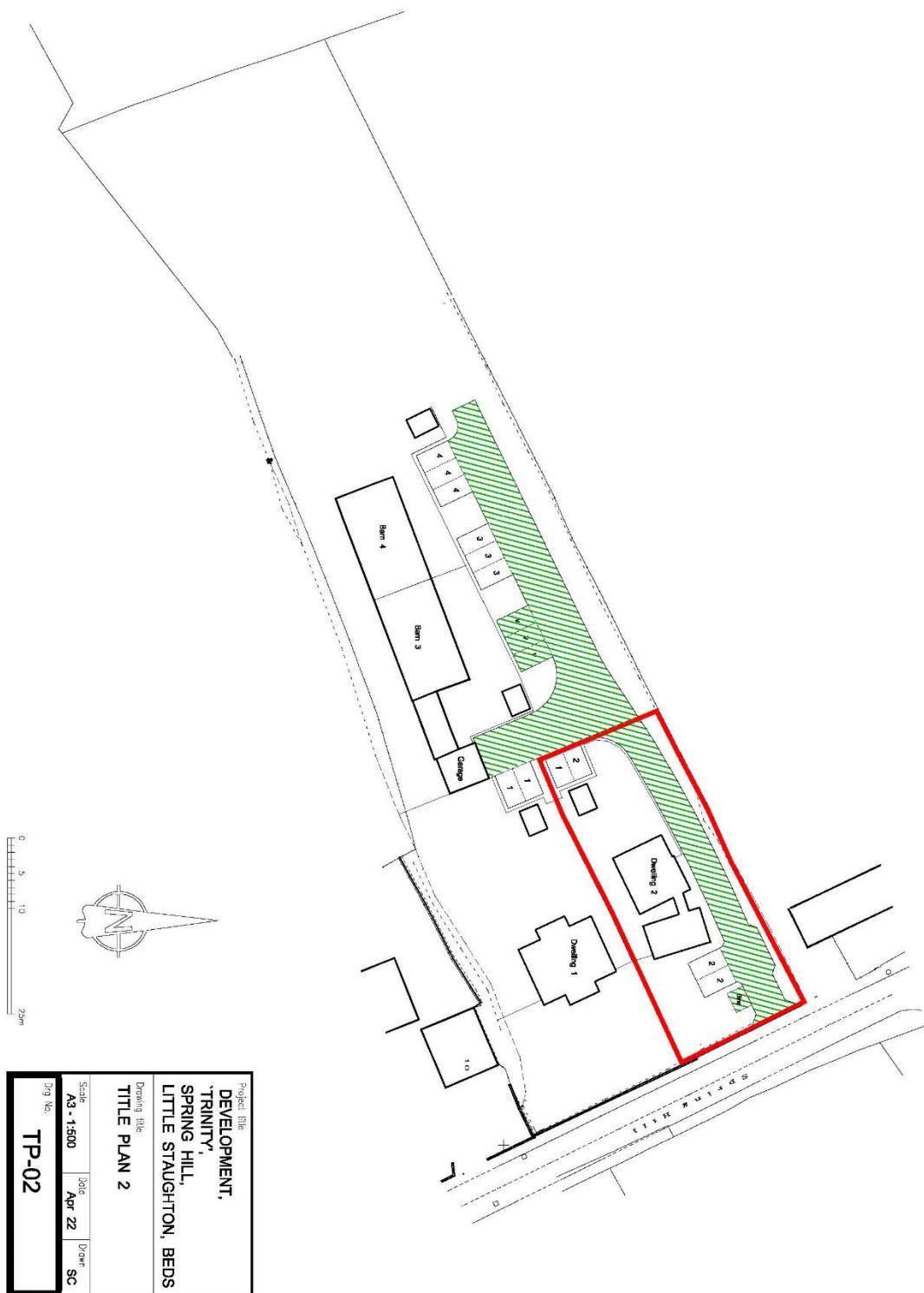


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Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nchecom 2022.  
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