



6 Mentmore Close, Great Denham, Bedford, MK40 4FD

**Lane &
HOLMES**
Est. 1985

6 Mentmore Close
Great Denham
Bedford
MK40 4FD

Guide £350,000

A modern and well-presented three-bedroom home with a garage...

- Semi-detached
- Two reception rooms
- Refitted kitchen
- Cloakroom
- Three bedrooms
- En suite shower room
- Refitted family bathroom
- Garage and driveway
- Gardens
- Freehold

- Council Tax Band D
- Energy Efficiency Rating D



In a cul de sac location and close to a range of local amenities...



Lane and Holmes are pleased to offer for sale this very well-presented semi-detached home in a cul de sac location in the heart of Great Denham, close to a range of local amenities.

The accommodation is over two floors and includes an entrance hall and cloakroom, two separate reception rooms and a refitted kitchen. Underfloor heating is in place at the rear of the property.

The first floor provides three bedrooms, with the master bedroom benefitting from an en suite shower room and built-in double wardrobes. There is also a fitted family bathroom. Further benefits include double glazing and gas fired heating, with a modern boiler situated in the attic.

Externally the property offers a front garden and there is a garage and driveway to the side. The rear garden is mainly lawn, there is a summer house currently used as an office, and a private area of decking.

Great Denham offers a country park, a doctors' surgery, bus routes in to Bedford, a Primary School and a day nursery. A Sainsbury's Local and other local shops are close by and remarkably convenient access is available to the A1, M1 and Milton Keynes via the Western bypass which also links directly to the A6 north of Bedford. Bedford's mainline station offers fast and frequent services to the capital and beyond.

Bedford Railway Station • 3.5 miles
Milton Keynes • 16 miles
A1 Black Cat Roundabout • 15 miles
M1 Junction 13 • 9 miles
Luton Airport • 23 miles
Stansted Airport • 49 miles
London • 56 miles

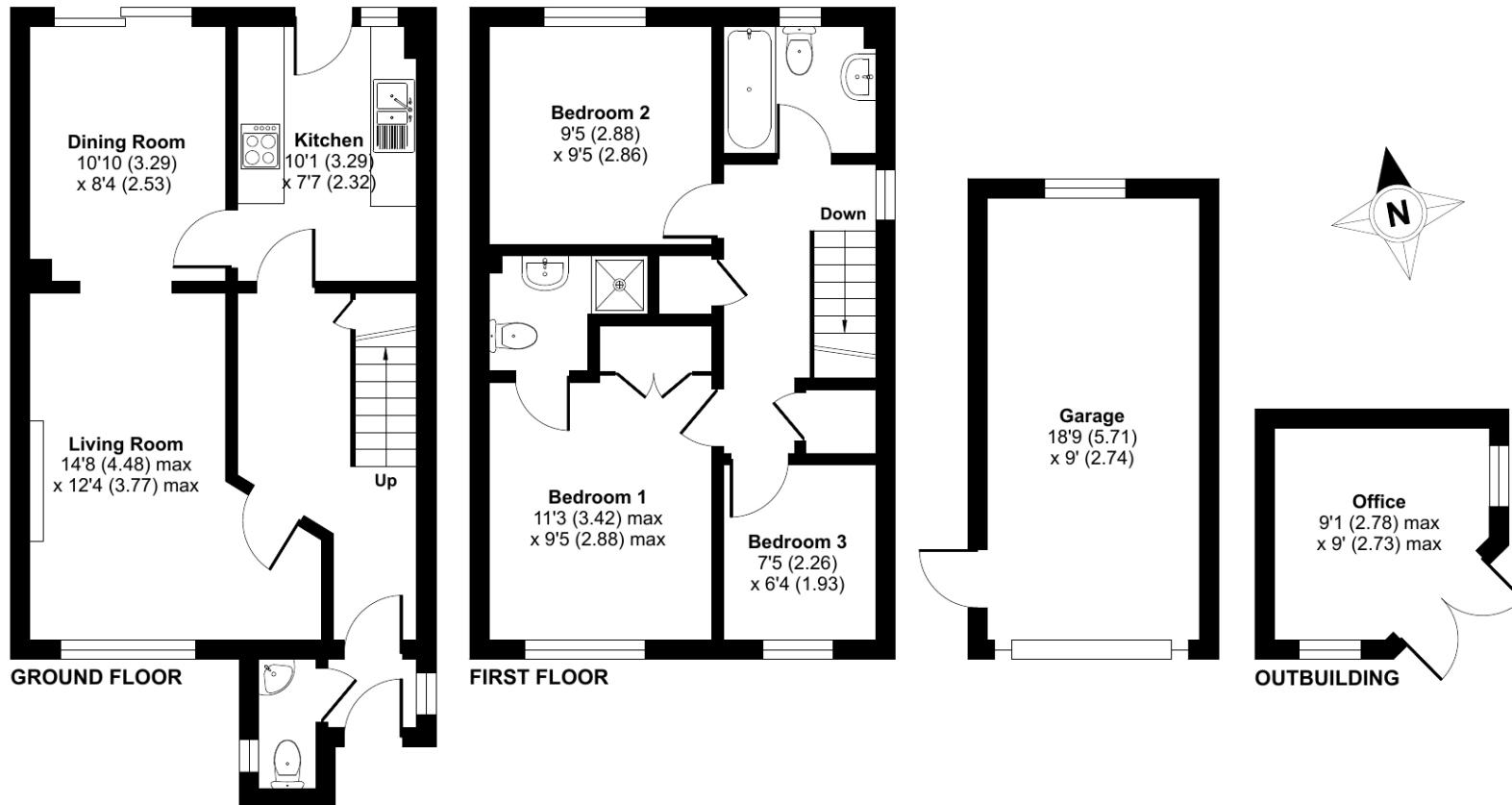
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Approximate Area = 886 sq ft / 82.3 sq m (excludes garage)

Outbuilding = 72 sq ft / 6.6 sq m

Total = 958 sq ft / 88.9 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 2025. Produced for Lane & Holmes. REF: 1321075