



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





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Bedford
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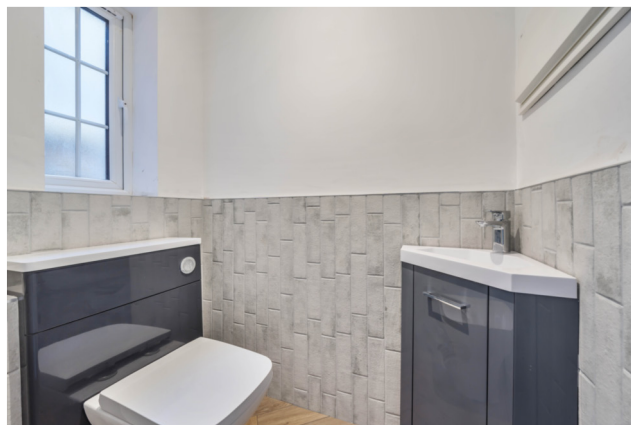
OIEO £600,000

Where period meets
contemporary...

- Individually designed contemporary kitchen
- Integrated AEG appliances
- Heating via air source heat pump
- Quality flooring
- Ten year warranty
- Dedicated off road parking
- Turfed gardens



- Council Tax Band TBC
- Energy Efficiency Rating TBC



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.

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.

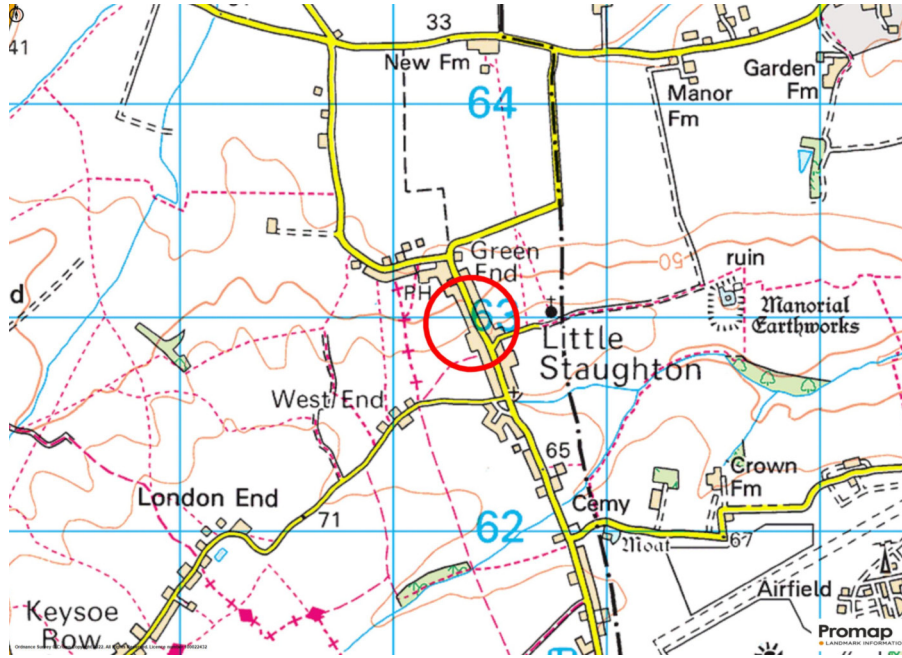
The new build part of the property offers a cloakroom and a large open plan living/kitchen dining room with twin bi-fold doors giving access on to the south-west facing terrace. On the first floor there are three double bedrooms served by a family bathroom.

Externally the gardens are turfed with paved patio and paths. There are three dedicated off road parking spaces.

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.







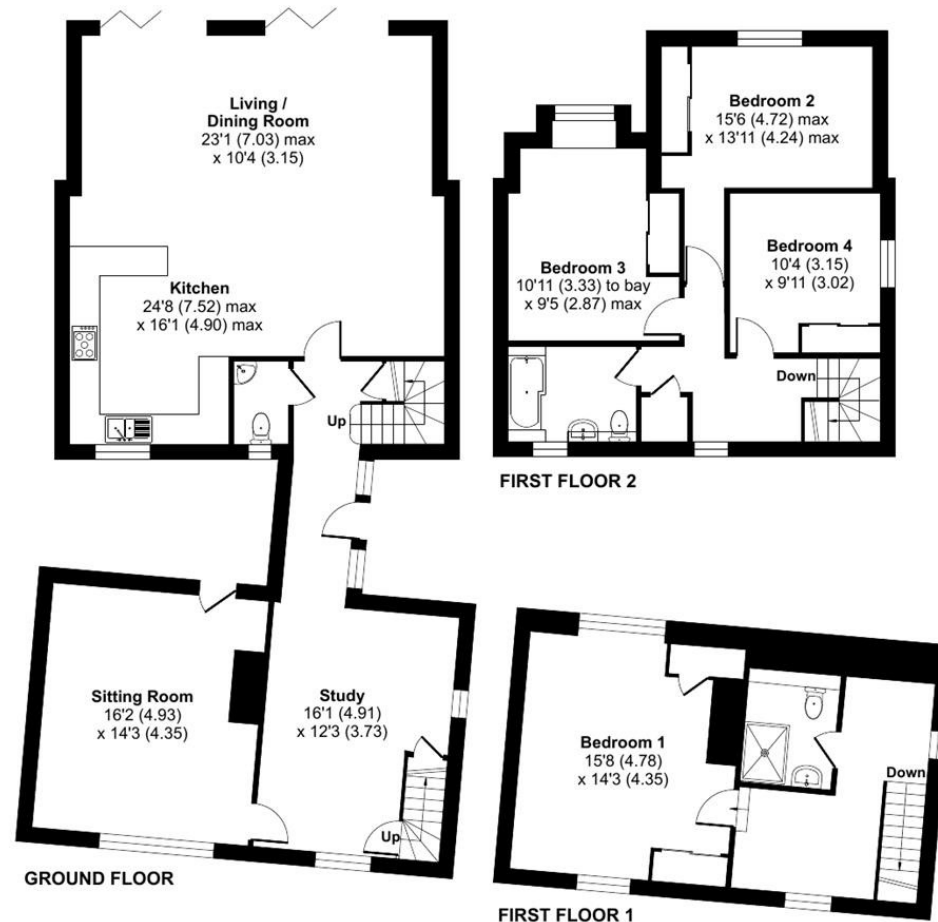
Kimbolton 6 miles • St Neots 7 miles • A1 Black Cat Roundabout 7 miles • Bedford 12 miles • Rushden 12 miles • Cambridge 26 miles • Luton Airport 36 miles • Stansted Airport 51 miles



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Approximate Area = 2131 sq ft / 197.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Lane & Holmes. REF: 829965



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