



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





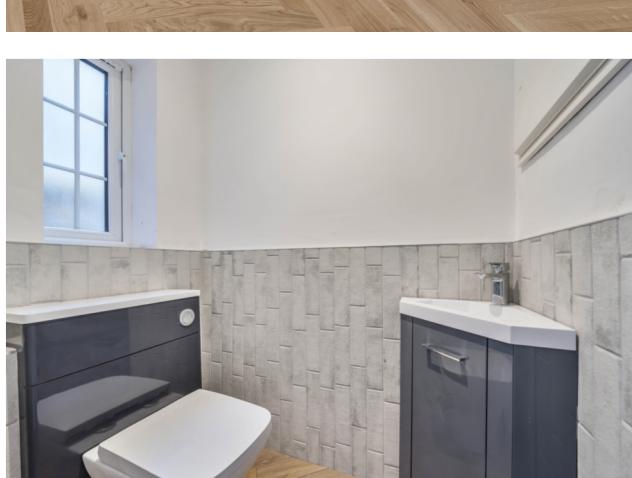
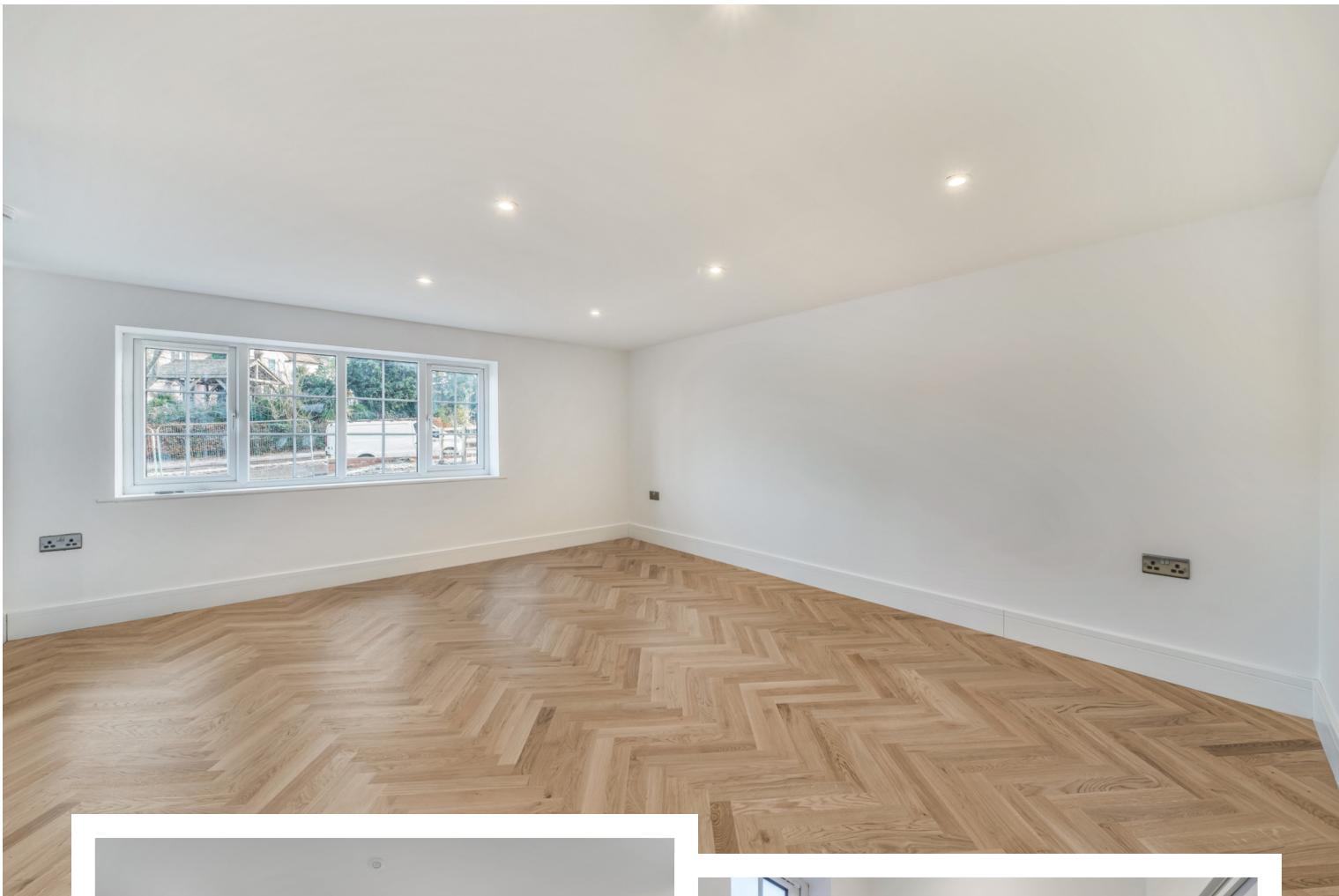
Trinity, Spring Hill
Little Staughton
Bedford
MK44 2BS

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.

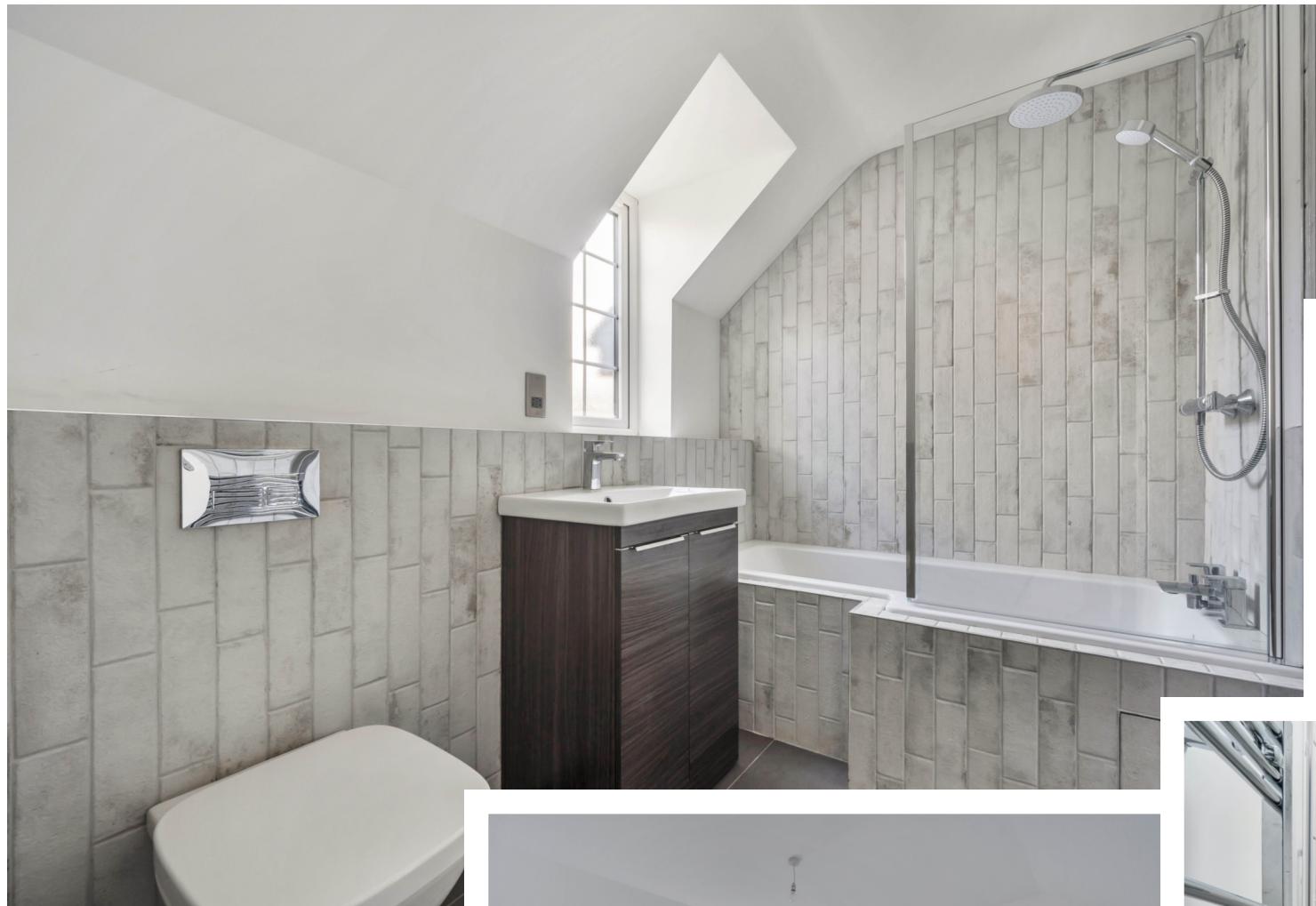
A part glazed link connects the two elements of the property.

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.

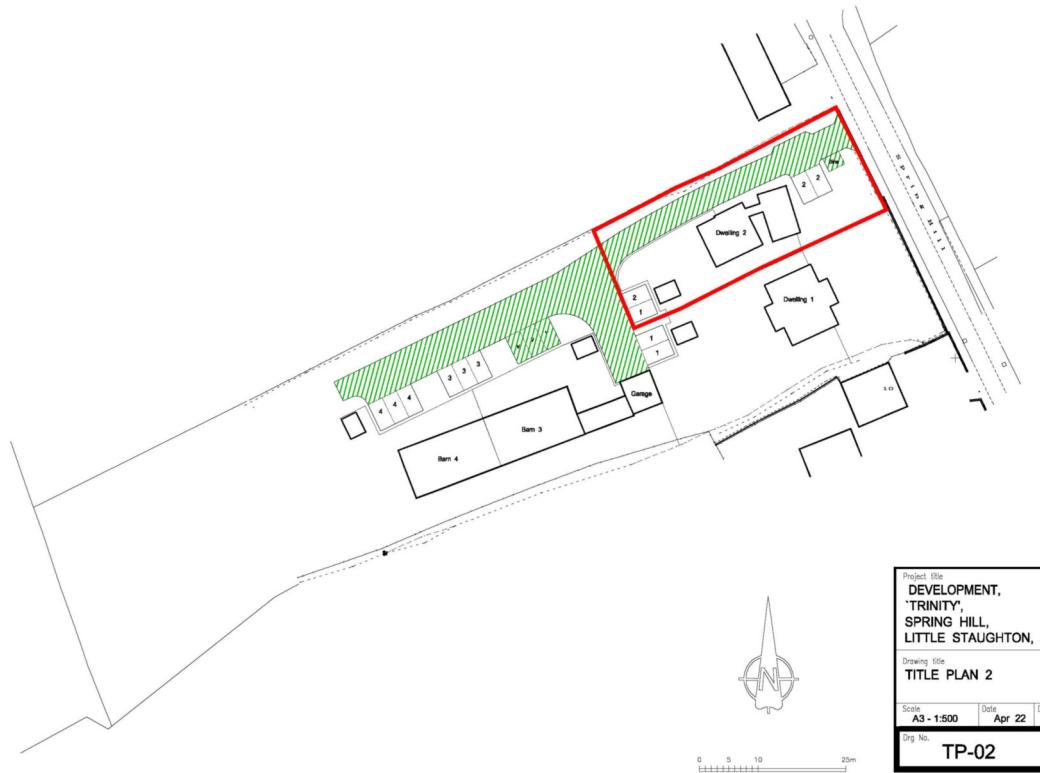
Little Staughton has amenities which include All Saints Church, Little Staughton Baptist Church and a farm shop and lies within the catchment areas of Kymbrook Primary School, Riseley C of E Primary School and Sharnbrook Academy School. Historic Kimbolton.







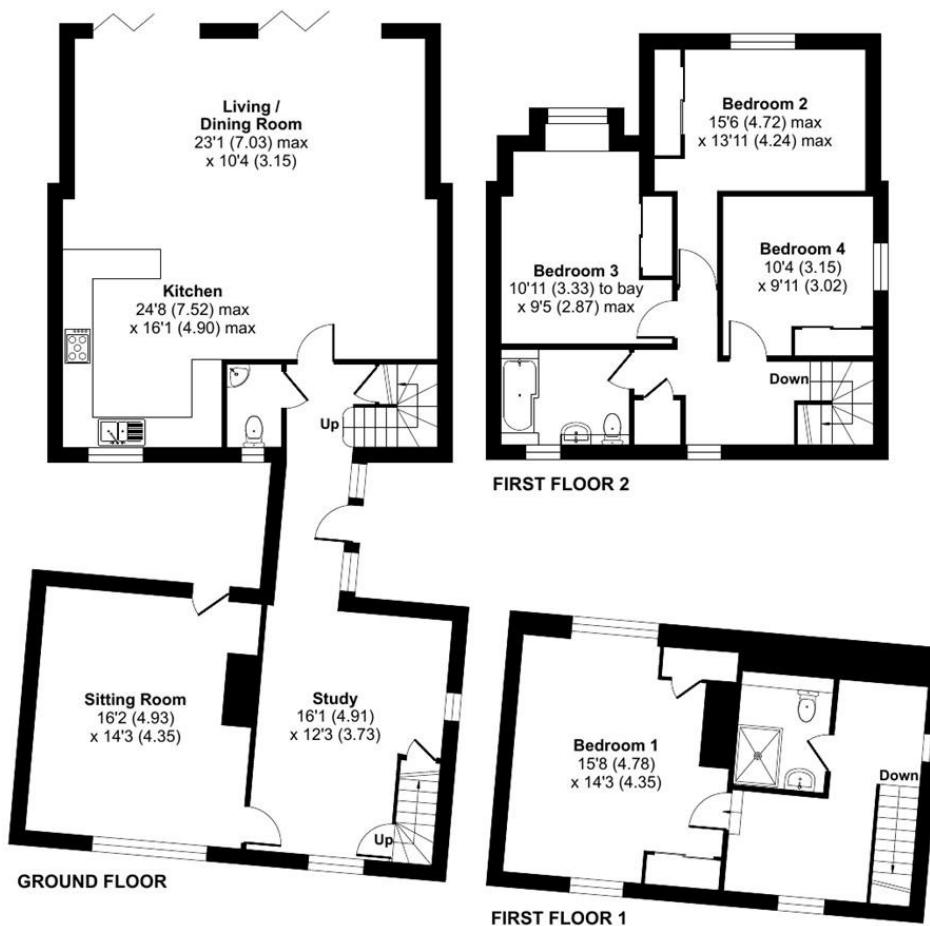
Kimbolton 6 miles • St Neots 7 miles • A1 Black
 Cat Roundabout 7 miles • Bedford 12 miles •
 Rushden 12 miles • Cambridge 26 miles • Luton
 Airport 36 miles • Stansted Airport 51 miles



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Approximate Area = 2131 sq ft / 197.9 sq m

For identification only - Not to scale



Certified
Property
Measurer

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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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.