



Toad Cottage, 4 Melchbourne Road , Knotting, MK44 1AF

We are delighted to offer for sale this characterful two bedroom cottage that has extensive views over open countryside from both the front and the rear. The current owners have greatly improved the property and it is offered in exceptional decorative order with quality fixtures and fittings throughout. On the ground floor there is an entrance hall giving access to a front living room with a feature fireplace with inset multi-fuel burner having a back boiler providing the central heating. From here you lead in to the beautifully fitted and extended living/kitchen/dining room that extends to approaching thirty feet in length and which has bi-folding doors leading out in to the rear garden. On the first floor there are two bedrooms and a quality fitted bathroom with a free standing 'ball and claw' bath. Additional benefits include PVCu double glazed windows throughout. The front garden is enclosed with a feature well and well stocked borders and the rear garden has a large decked area and well stocked flower borders. Both front and rear gardens offer stunning views across the fields. There are two off road parking spaces adjacent to Toad Cottage's neighbour. Knotting is a small rural North Bedfordshire village located just ten miles to the north of Bedford's town centre and home to the Church of St Margaret of Antioch. The village is located off the A6 and offers easy access to the facilities of both Sharnbrook (three miles) and Rushden and in particular the Rushden Lakes shopping centre little more than six miles, or a fifteen minute drive away. Milton Keynes is just 40 minutes by car. Bedford's amenities are wide ranging including excellent independent schools provided by the Harpur Trust and others. State Primary and Secondary education is provided in nearby Riseley and Sharnbrook. For the commuter Bedford station offers fast and frequent services to the capital from just thirty-nine minutes. Council Tax Band C Energy Efficiency Rating E

Offers In Excess Of £325,000

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- A character cottage with extensive countryside views
Entrance hall
Extended living/kitchen/dining room
Fireplace
Bi-folding doors leading out in to the rear garden
Off road parking
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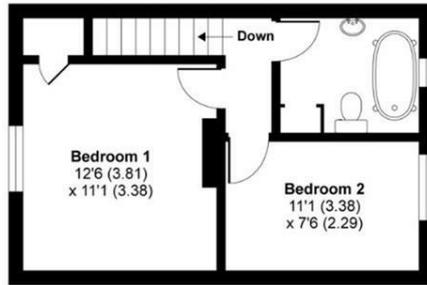
[Directions](#)



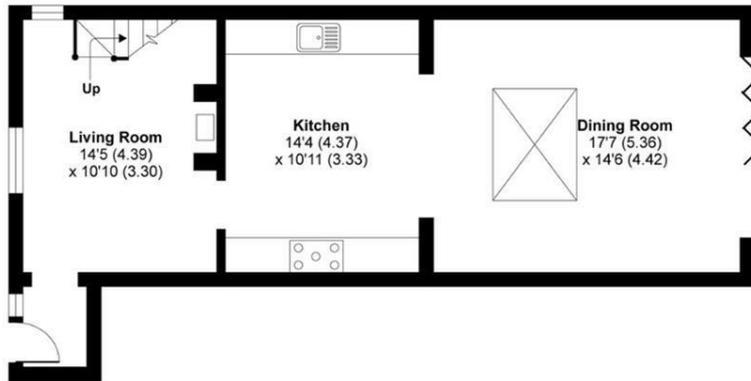
Floor Plan

Melchbourne Road, Knotting, Bedford, MK44

Approximate Area = 960 sq ft / 89.2 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Lane & Holmes. REF: 758690

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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