



22 Hare Meadow, Great Barford, Bedford, MK44 3ES



22 Hare Meadow
Great Barford
Bedford
MK44 3ES

Price £335,000

Modern three bedroom semi
on this recent village
development...

Semi-detached home
Popular village location
Entrance hall
Open plan living
Fitted appliances
Three bedrooms
En suite
Off road parking
Landscaped rear garden
Home office
Freehold

- Council Tax Band C
- Energy Efficiency Rating B



Ideal for a young family and those who work from home...



Lane and Holmes are pleased to offer for sale this well-presented semi-detached home built by Linden Homes on the edge of Great Barford, ideal for a young family and those who work from home.

The accommodation includes an entrance hall and cloakroom, with the remainder of the ground floor taken over by a stunning open plan "L" shaped kitchen/living/dining room complete with integrated appliances, space for family dining and a comfortable living area. There are also patio doors that open up to the rear garden.

The first floor offers three bedrooms and there is an en suite shower room to the master. There is also a family bathroom and further benefits include double glazing, gas fired central heating, and three solar panels.

Externally the property benefits from off road parking to the side and there is a private rear garden which has been landscaped to include a paved patio, an area of artificial turf and shingled borders. A bar area has been constructed, and there is also a home office complete with power and light.

We understand there is a development service charge in the region of £300 per annum. Your legal advisor should verify these details on your behalf.

Great Barford is a popular village to the East of Bedford which hosts a range of amenities including Great Barford Academy school, shops, a riverside pub and a very well-regarded Chinese restaurant. There are good road links with the A1 close by and good access to the Southern bypass which links to the A6, M1 and Milton Keynes. Nearby railway stations are available at Sandy with links to Kings Cross, and Bedford which goes to St. Pancras International and beyond.

Sandy Railway Station • 5.5 miles
Bedford Railway Station • 6 miles
A1 Black Cat Roundabout • 5 miles



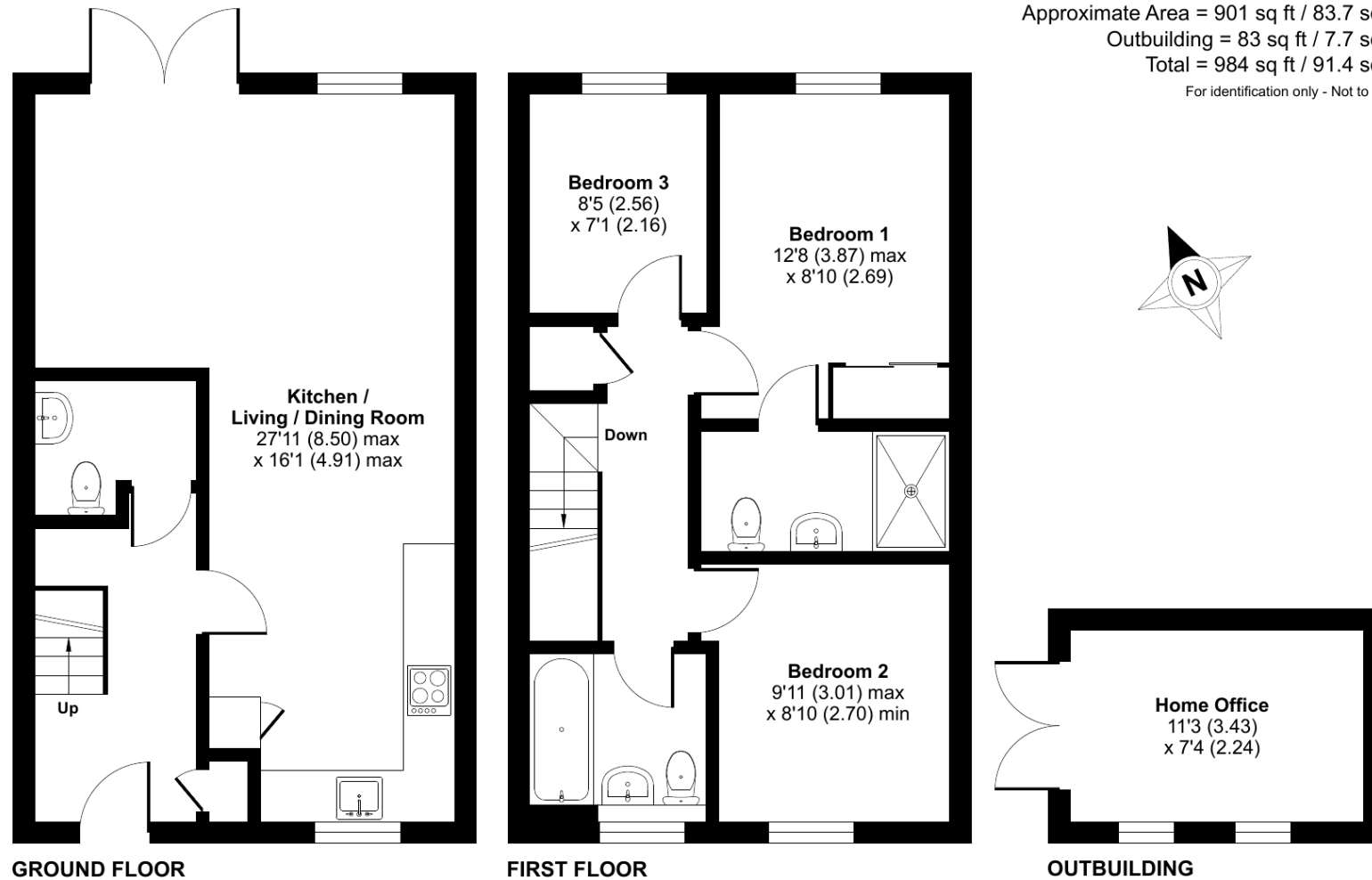
Hare Meadow, Bedford, MK44

Approximate Area = 901 sq ft / 83.7 sq m

Outbuilding = 83 sq ft / 7.7 sq m

Total = 984 sq ft / 91.4 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). © n̄checom 2025. Produced for Lane & Holmes. REF: 1344286



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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.

