



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

**Lane &
HOLMES**
Est. 1985

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

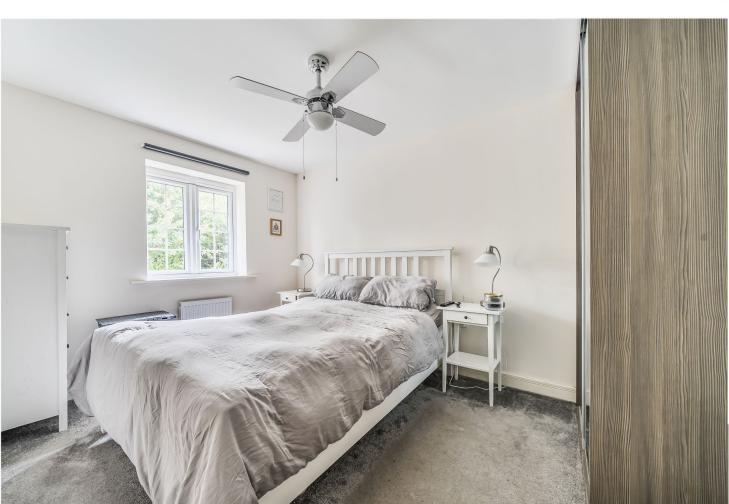
Ideal for a young family and those who work from home...



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



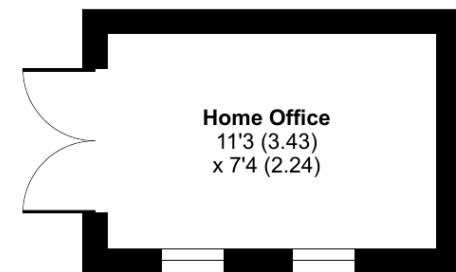
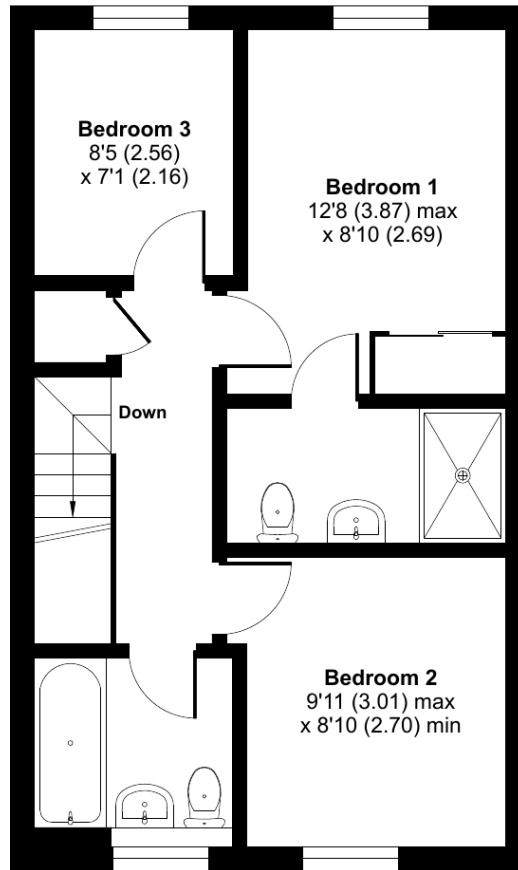
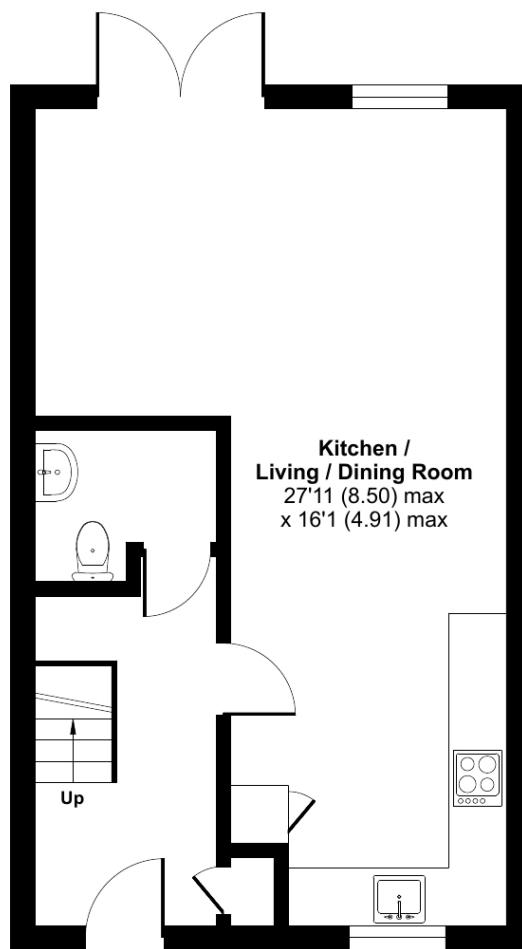
Hare Meadow, Bedford, MK44

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). © nchecom 2025.
Produced for Lane & Holmes. REF: 1344286