

A photograph of a two-story house with a light-colored facade and a brown tiled roof. The house features a central white door and several windows. In front of the house is a wide gravel driveway. To the left of the driveway is a brick garage with two white doors and a green wooden gate. The property is bordered by tall, dense green hedges on both sides. The sky is clear and blue.

Mount Sorrell, 36 Cleat Hill, Bedford, MK41 8AN



Mount Sorrell
36 Cleat Hill
Bedford
MK41 8AN

Guide £650,000

Detached property on a large
plot in a prominent location...

Entrance hall

Cloakroom

Living room

Dining room

Kitchen

Master bedroom with dressing room

Two further bedrooms

Shower room

Separate WC

Two garages

Generous plot

Planning obtained for extension

Freehold

- Council Tax Band E
- Energy Efficiency Rating C





This is an excellent opportunity to acquire an established three-bedroom detached home sitting on a plot of some 0.25 acres, subject to survey, and located in a premier position on the Bedford/Ravensden border.

The house is offered in good order throughout and offers tremendous scope to develop to one that is much larger and more in tune with its location and plot size. The current owners have obtained planning for an extension/remodelling scheme with the planning portal reference number 25/01881/FUL. Plans are available upon request, although clearly a buyer could resubmit plans to their own brief if they wish.

The enclosed entrance porch provides access in to the entrance hall and at the same time access through to the smaller of the two garages that comes with the property.

The spacious entrance hall has doors off leading to the cloakroom, living room, dining room and kitchen. Stairs rise to the first floor from here too.

The kitchen overlooks the rear garden and has a lobby off with a door to the exterior and also a cupboard housing the gas fired boiler.

On the first floor the main bedroom also has a dressing room and the two smaller bedrooms are both capable of taking a double bed. In addition, there is a shower room and an adjacent separate WC.

Further benefits include gas fired central heating, PVCu double glazing and cavity wall insulation.

On the exterior there is ample parking on the gravel drive, established hedging bordering a generous frontage, and the second of the two garages is detached and has the benefit of a workshop and store integrated in to the building.

The rear garden is enclosed by fencing, has many trees and is otherwise laid to lawn.



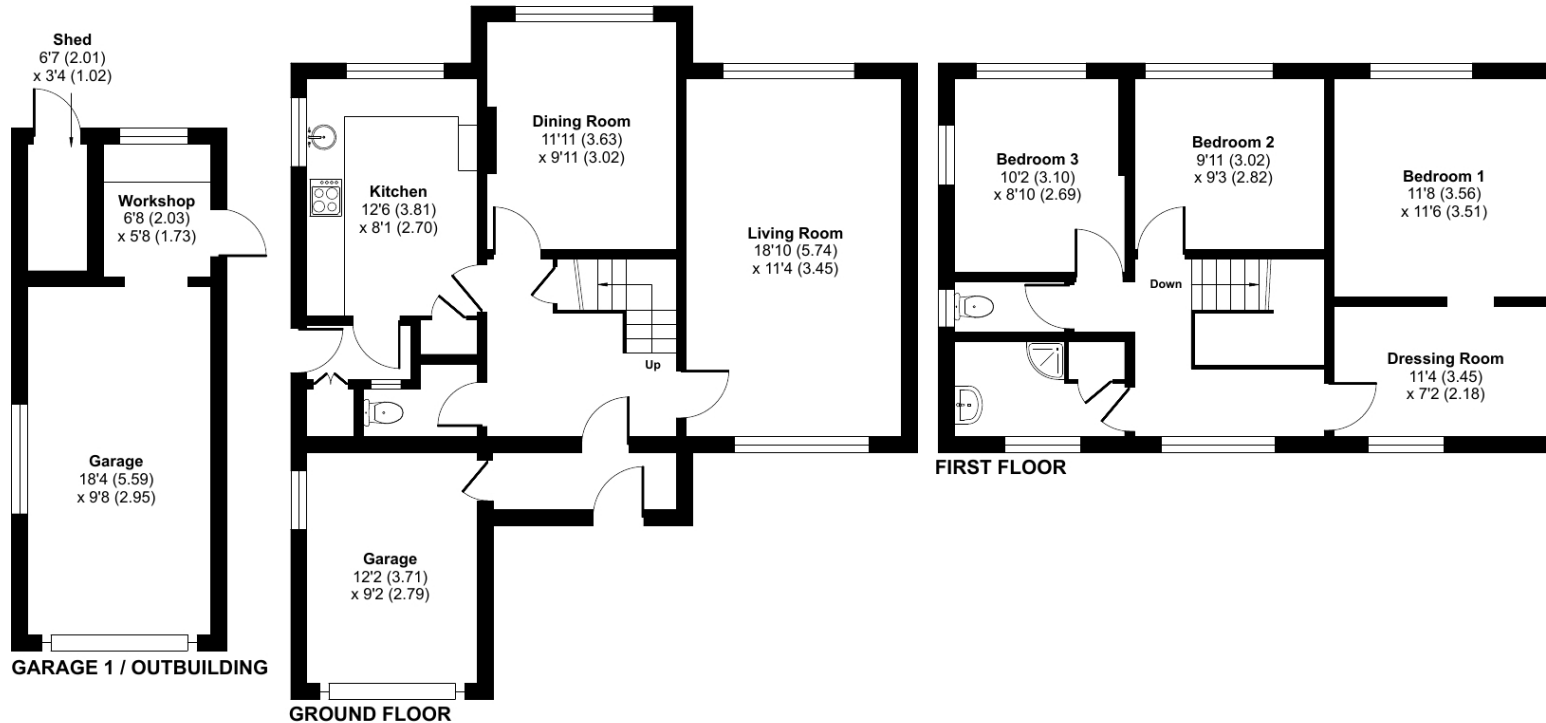
Cleat Hill, Bedford, MK41

Approximate Area = 1247 sq ft / 115.8 sq m (excludes garages)

Outbuilding = 21 sq ft / 1.9 sq m

Total = 1268 sq ft / 117.7 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). © nitchcom 2024. Produced for Lane & Holmes. REF: 1111399



01234 327744 | sales@laneandholmes.co.uk | www.laneandholmes.co.uk | 66-68 St Loyes Street, Bedford, Bedfordshire, MK40 1EZ

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.

