



1 Butterfield Court, Milton Ernest, Bedford MK44 1RT

**Lane &  
HOLMES**  
Est. 1985

1 Butterfield Court  
Milton Ernest  
Bedford  
MK44 1RT

Price £575,000

Large family home with  
double garage...

- Detached family home
- Four bedrooms
- Cloakroom
- Living room, family room and study
- Kitchen/dining room
- Two en suites
- PVCu double glazing
- Gas central heating
- Double garage
- Part walled rear garden
- Popular local schooling

- Council Tax Band F
- Energy Efficiency Rating C



# Located in the popular village of Milton Ernest...



Added benefits include gas central heating, PVCu double glazing, a utility room and a ground floor cloakroom.

Externally there is ample off road parking, a double garage and a part walled rear garden.

Milton Ernest is located just four and a half miles from Bedford's town centre and has fast access to Bedford, thanks to the Clapham bypass, making this property convenient for those requiring the facilities of Bedford's mainline railway station.

Milton Ernest has its own well regarded Primary School and sits within the ever popular Sharnbrook Upper School catchment area. Other local facilities include All Saints Parish Church, The Queens Head Public House and Milton Ernest Garden Centre which has its own café and Post Office.

Bedford Railway Station • 5 miles

Milton Keynes • 21 miles

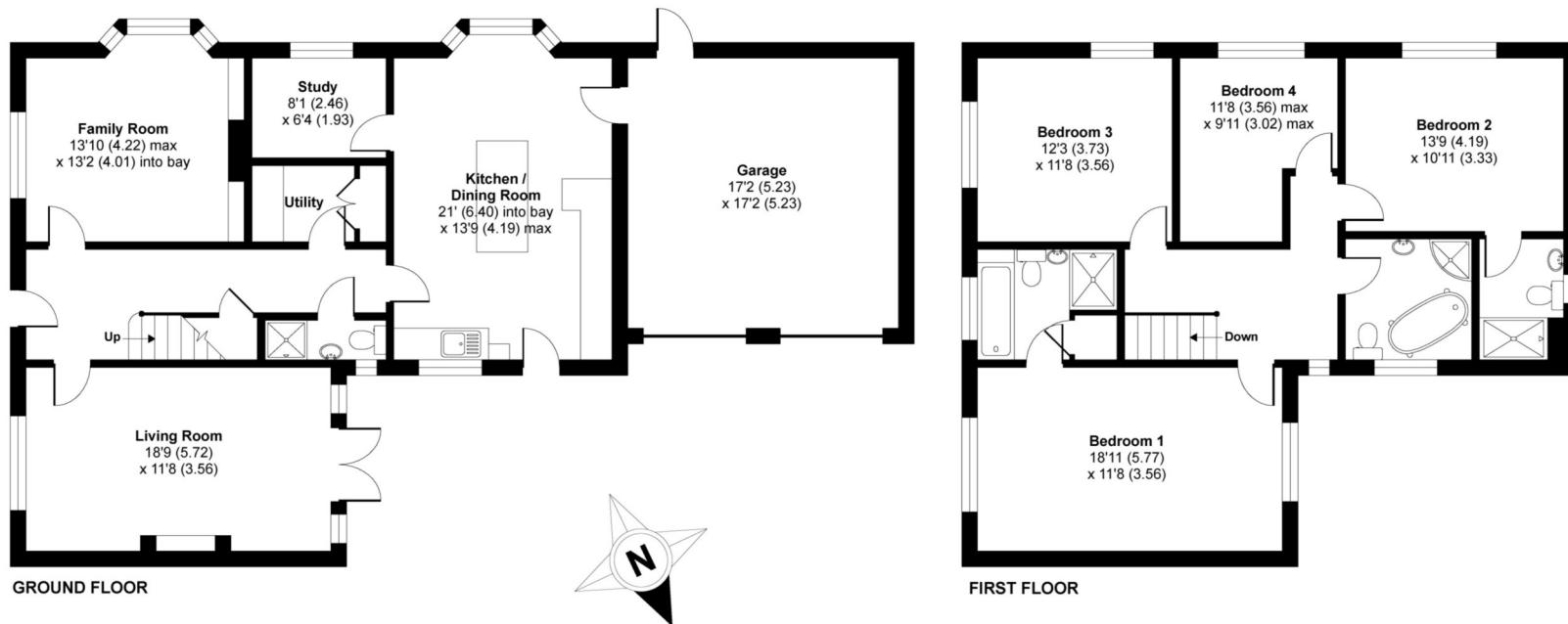
A1 Black Cat Roundabout • 13 miles

M1 Junction 13 • 16 miles



# Milton Ernest, Bedford

APPROX. GROSS INTERNAL FLOOR AREA 1911 SQ FT 177.5 SQ METRES (EXCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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