



Bolebec Farm, Limbersey Lane, Maulden, Bedford MK45 2DX







## 3 Bedroom Detached House

**£1,550 pcm**

### **Additional charges may apply**

**\*PETS CONSIDERED\*** A superb Farm House located in the beautiful rural countryside of Maulden, On offer is a THREE bedroom detached home with a lovely wrap around garden and driveway / carport for several cars!

- **\*\*PETS CONSIDERED\*\***
- THREE bedrooms
- Detached Farm House
- Large driveway with carport
- Wrap around garden
- Rural location
- MODERN fitted kitchen
- Dual aspect from several rooms
- Available NOW!
- EPC Rating E

Like the countryside living? The rural location? Well look no further than Bolebec Farm!

The offering here is a THREE bedroom recently refurbished detached home that has great space throughout. You can enter through a front door or through the back door. Heading in through the back door you enter in to a utility room with downstairs cloakroom, worktop space with units and washing machine. Moving into the large kitchen / diner which is a dual aspect room with large windows letting in loads of natural light. The Kitchen is along a single wall overlooking the garden / driveway and has hob, oven, DISHWASHER and free-standing fridge / freezer. To the front of the property is a lovely sized living room which once again is dual aspect and flooded with natural light.

Upstairs you have TWO double bedrooms and a smaller third bedroom which would make the perfect nursery or home office. Finally, there is the brand-new three-piece bathroom suite.

Outside you have a long driveway off Limbersey Lane that slopes down onto a large parking area and a carport for at least two cars. The garden wraps around the whole property and has various of grassed areas.

## LOCATION

Maulden is a Village in the country of Bedfordshire just 1.5 miles from Ampthill and circa 8 miles from the larger town of Bedford. In Maulden itself there is a couple of Village pubs and for amenities you have a Budgens on Ampthill Road which is under half a mile away and can be walked to in circa 10 minutes.

The nearest train station to the property is Millbrook (Bedfordshire) Station which is just under 5 miles away and roughly a 10-minute drive. You can get to London St Pancras in just over an hour with one change at Bedford. There is good access onto the A507.

Council Tax Band - TBC

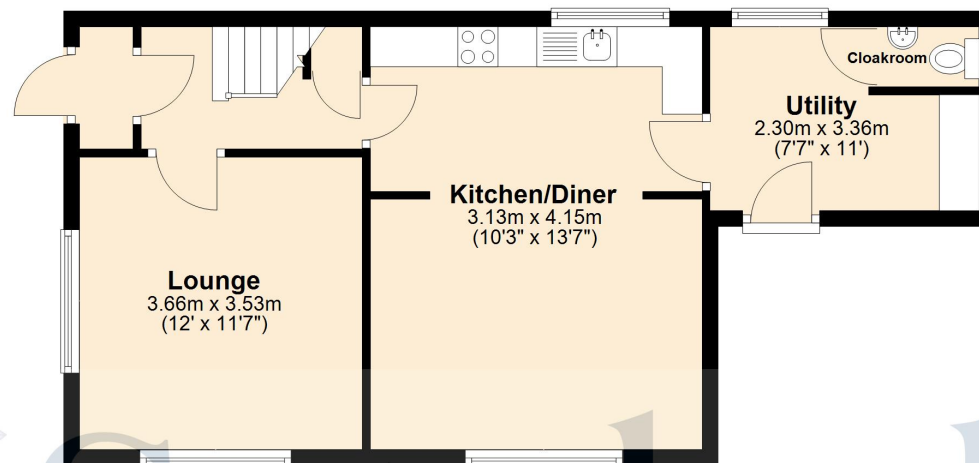
A security deposit is payable at the time of your offer being accepted by the landlord/s. This is equivalent to one weeks rent and for this property is £356.65. This does then form part of your five-week holding deposit meaning once all satisfactory references are passed you will then be required to pay £1,426.60. For more information, please contact the office.



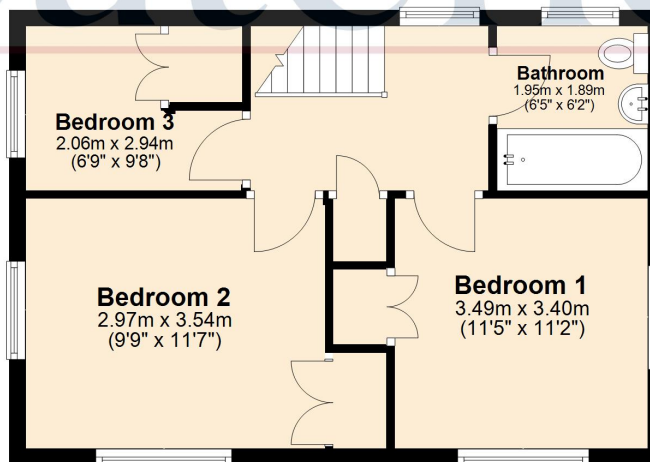
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to let, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property or the tenancy terms. Some images may have been enhanced and the contents shown may not be included in the letting. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



## Ground Floor



## First Floor



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.