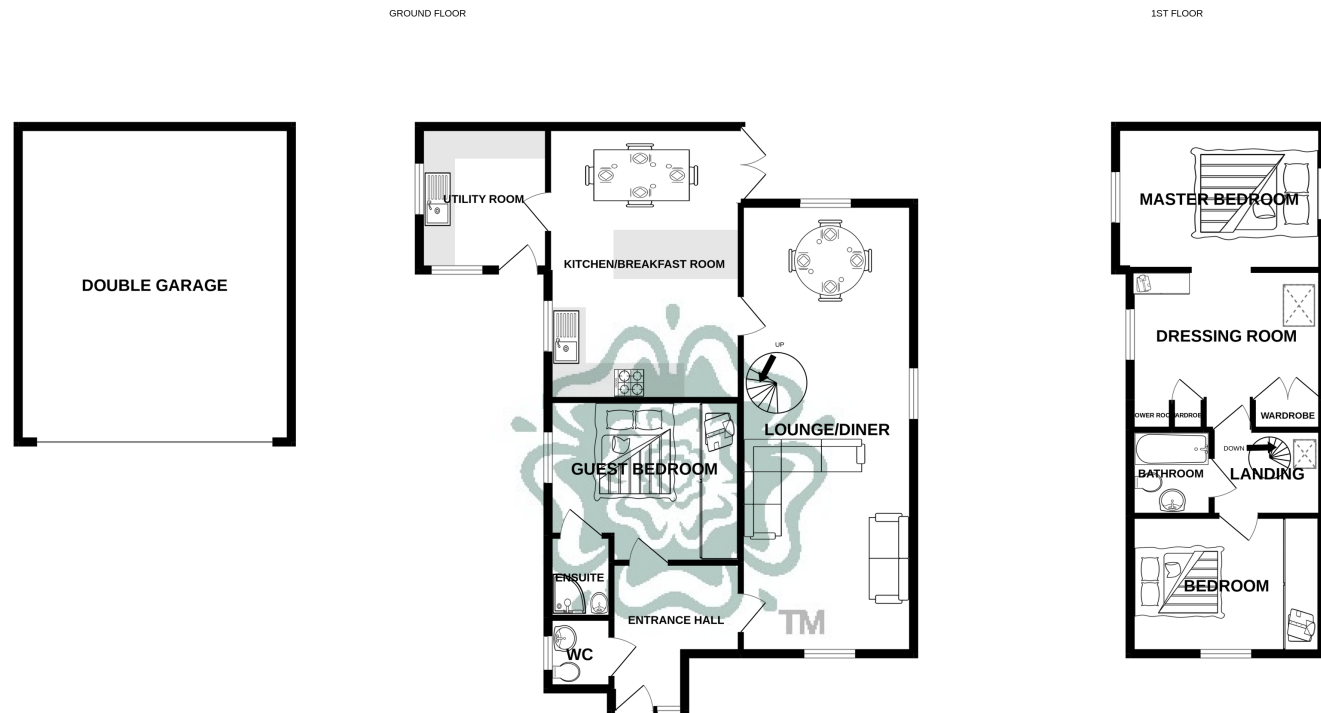
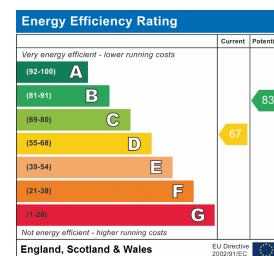


Floor Plans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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12, Great Lane

Clophill, Bedfordshire,

MK45 4BQ

£525,000

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: ampthill@country-properties.co.uk
www.country-properties.co.uk



A truly stunning three double bedroom family residence situated on an elevated position overlooking the Mid Beds village of Clophill.

- Solar panel energy system fitted.
- Kitchen/breakfast room and utility.
- Double garage and off-road parking.
- Split level open plan lounge/dining area.
- Master bedroom with dressing room and shower.
- Guest room with ensuite shower room.

Ground Floor

Entrance Hall

Cloakroom

A suite comprising of a low level WC, wash hand basin, built-in cupboards, double glazed window to the side, radiator.

Lounge/Dining Area

29' 4" x 11' 2" (8.94m x 3.40m) Exposed brickwork, dado rail, spiral stairs rising to first floor, triple aspect double glazed windows to the front/side/rear, radiator.

Kitchen/Breakfast Room

17' 8" x 12' 7" (5.38m x 3.84m) A range of base and wall mounted units with work surfaces over, ceramic sink and drainer, split level double oven and four ring gas hob, Karndean flooring, dado rail, double glazed window to the side, patio doors to the garden.

Utility

9' 4" x 8' 5" (2.84m x 2.57m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer, space and plumbing for washing machine and dishwasher, double glazed windows to the side and rear.

Guest Bedroom

14' 5" x 9' 9" (4.39m x 2.97m) Double glazed window to the side, radiator.

Ensuite

A suite comprising of a shower cubicle and wash hand basin.

First Floor

Landing

Access to loft with ladder, Velux double glazed window, storage cupboard.

Master Bedroom

13' 1" x 8' 6" (3.99m x 2.59m) Double glazed windows to the front and rear, radiator.

Dressing Room

17' 2" x 9' 1" (5.23m x 2.77m) Fitted mirror-fronted wardrobes, shower cubicle, double glazed window to the side and Velux window, eaves storage, radiator.

Bedroom Three

12' 5" x 10' 7" (3.78m x 3.23m) Fitted 'His and Hers' wardrobes, eaves storage, double glazed window to the front, radiator.

Bathroom

A suite comprising of a panelled bath, low level WC, wash hand basin, Velux window to the side, radiator.

Outside

Gardens

Split level with mature shrubs and flower borders, raised levels with rockery, lawn and patio areas.

Parking

Double garage with electrically operated up and over door, power and light, tap plus block paved off-road parking to the front.

Agents Note

The solar panels were purchased in 2012 with a 25 year tariff with a return of approx. £150 per month from the national grid.

