



# 1 The Gables

Great Lane, Clophill,  
Bedfordshire, MK45 4DH  
**£575,000**

country  
properties

Enjoying a delightful rural location, surrounded by open countryside, this semi-detached home offers versatile single-storey accommodation with potential for loft conversion (subject to necessary consent). Featuring lovely open plan reception space to include a 20ft living room with feature fireplace linking to a dual aspect dining area with French doors to front, there is also a fitted kitchen, useful utility, bathroom, separate shower room and three bedrooms. Enclosed by mature hedging, the established gardens wrap around the bungalow, whilst double gates lead to a gravelled driveway and double garage with electric roller door. EPC: D.

- Versatile single storey accommodation
- Established wrap-around gardens
- Gravelled driveway leading to double garage
- 20ft living room with feature fireplace
- Open plan dining area with patio door to front
- Fitted kitchen plus utility
- Three bedrooms
- Bathroom plus separate shower room



## GROUND FLOOR

### ENTRANCE HALL

Accessed via open porch and front entrance door with opaque double glazed insert and matching sidelights. Radiator. Electric consumer unit. Coving to ceiling. Open access to kitchen. Door to cloakroom/WC. Multi pane glazed door to:

### LIVING ROOM

Double glazed window to front aspect. Feature fireplace housing electric fire. Radiator. Decorative coving to ceiling. Open access to:

### DINING ROOM

Dual aspect via double glazed sliding patio door to front and double glazed window to side. Radiator. Decorative coving to ceiling.

### KITCHEN

Double glazed window to side aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl stainless steel sink and drainer with mixer tap, and electric hob with extractor over. Tiled splashbacks. Built-in double oven. Space for washing machine and tumble dryer. Breakfast bar area. Radiator. Wood effect flooring. Coving to ceiling with recessed spotlighting. Doors to inner hall and to:

### UTILITY ROOM

Double glazed window and part opaque double glazed door to rear aspect. Wall and base mounted units with work surface area incorporating sink and drainer with mixer tap. Space and plumbing for washing machine and tumble dryer. Recessed spotlighting to ceiling. Wood effect flooring. Courtesy door to garage.

### SHOWER ROOM

Opaque double glazed window to front aspect. Three piece suite comprising: Shower cubicle, close coupled WC and pedestal wash hand basin with mixer tap. Wall and floor tiling. Radiator. Recessed spotlighting to ceiling.

### INNER HALL

Built-in cupboard. Radiator. Hatch to loft with ladder. Doors to kitchen, living room, all bedrooms and bathroom.

### BEDROOM 1

Double glazed window to side aspect. Radiator. A range of fitted wardrobes to one wall. Coving to ceiling.

### BEDROOM 2

Double glazed window to side aspect. Radiator. Coving to ceiling.

### BEDROOM 3

Double glazed window to side aspect. Radiator. Coving to ceiling.



## BATHROOM

Opaque double glazed window to side aspect. Three piece suite comprising: Corner 'air' bath with mixer tap/shower attachment, WC with concealed cistern and wash hand basin with mixer tap and storage beneath. Wall tiling. Radiator. Recessed spotlighting to ceiling.

## OUTSIDE

### FRONT & SIDE GARDEN/OFF ROAD PARKING

Double iron gates open onto a gravelled driveway leading to double garage. Inset stepping stone pathway leading to front entrance door and circular paved patio. Lawn area enclosed by raised brick-built shrub borders. Lawned and paved patio area to side of property. A variety of mature trees and shrubs. Enclosed by mature hedging.

### REAR GARDEN

Paved patio seating area. Remainder mainly laid to lawn with mature shrub borders. Gated side access.

### DOUBLE GARAGE

Electric roller door with window above. Power and light. Oil fired boiler. Open access to storage area housing oil tank.



## AGENTS NOTE

Current Council Tax Band: E.

Please note that the property is not on mains drainage.

Piled underpinning works carried out to rear wall of the bungalow. Certificate from October 2009.

## WHAT'S THE NEXT STEP TO PURCHASE THIS PROPERTY?

Once you have viewed the property and made an acceptable offer, we will need the following before the property can be removed from the market;

Proof of your ability to purchase: A Mortgage Agreement in Principle with proof of deposit/Evidence of cash to purchase/Evidence of equity from sale (as applicable).

ID: A copy of a passport and driving licence for each purchaser are ideal, if both of these are not available, one can be substituted for a recent utility bill/bank statement.

Details of the solicitor/conveyancer acting for you in your purchase.

A signed copy of our Supplier List & Referral Fee Disclosure Form.

We are happy to recommend a local financial adviser and conveyancer if required to help speed up the process.

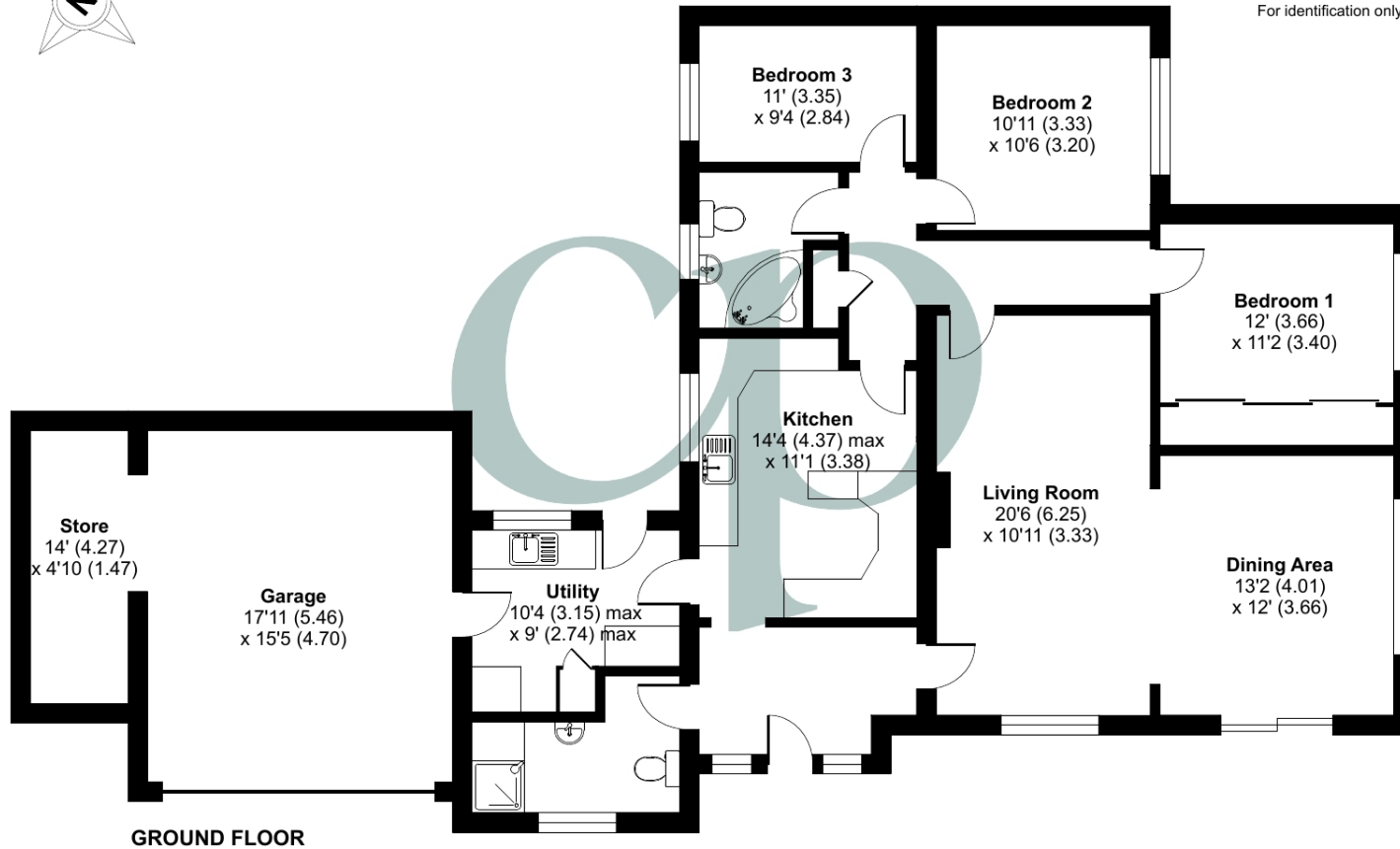




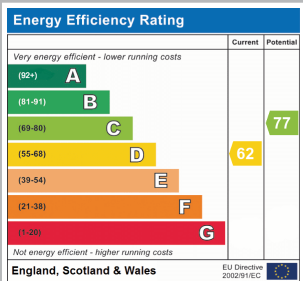
The Gables

Approximate Area = 1317 sq ft / 122.3 sq m  
 Garage = 282 sq ft / 26.2 sq m  
 Store = 70 sq ft / 6.5 sq m  
 Total = 1669 sq ft / 155 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). © nichecom 2024. Produced for Country Properties. REF: 1140019



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

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