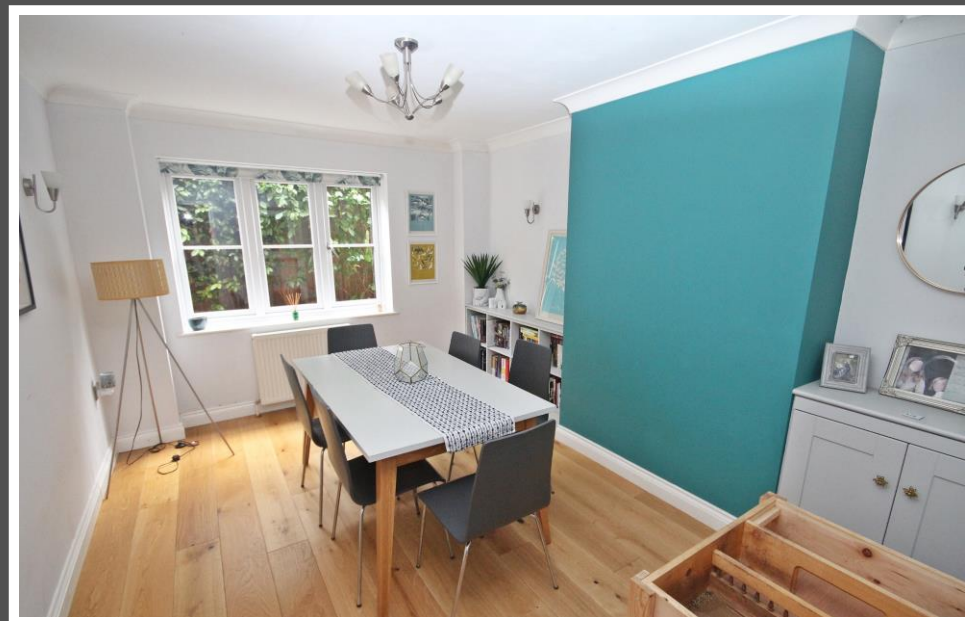
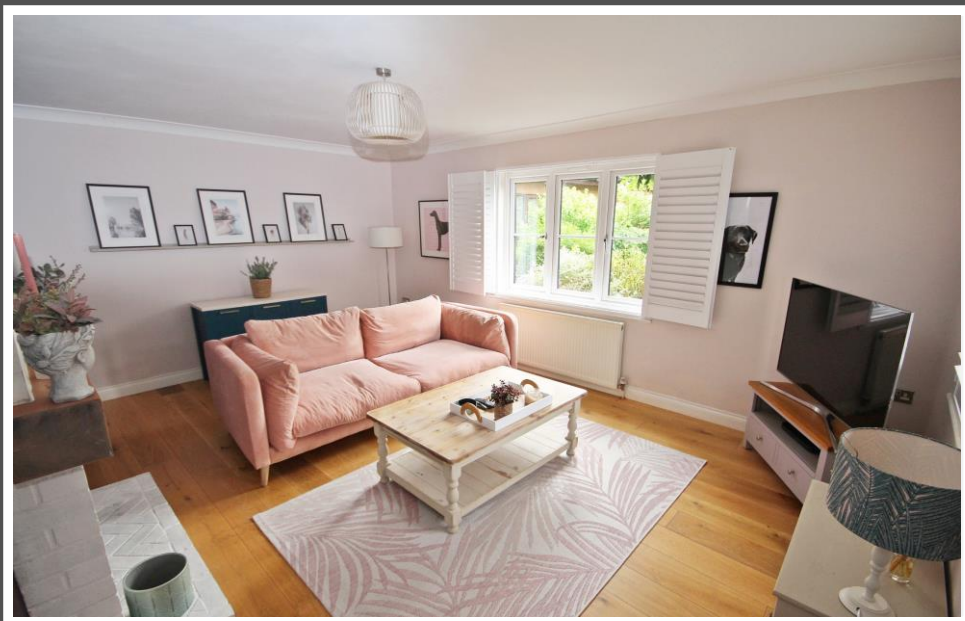


# Love Homes



Jacques Lane, Clophill, Bedfordshire, MK45 4BS

The ground floor boasts three spacious reception rooms for relaxation and entertainment. A 17-foot kitchen/breakfast room with built-in appliances leads to a utility room. Upstairs, there are four double bedrooms, including a master with an en-suite. The partially converted double garage offers a study/home office. The property features a beautiful rear garden, ensuring privacy and tranquility, and backs onto open fields.



This property is presented by Patrick Graystone - a Love Homes property expert with over 25 years' experience.

Find out more about this property by scanning the QR code.



5.3m

Tenure: Freehold



4



3



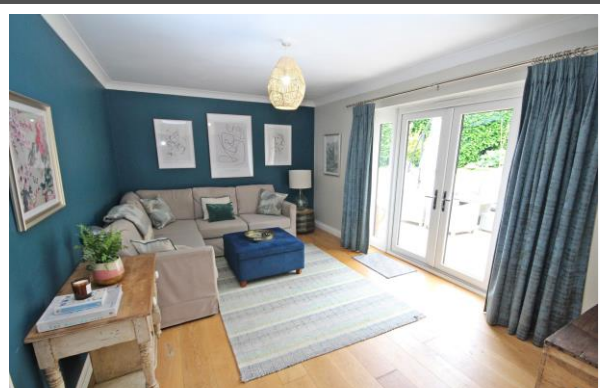
2

Council Tax: G

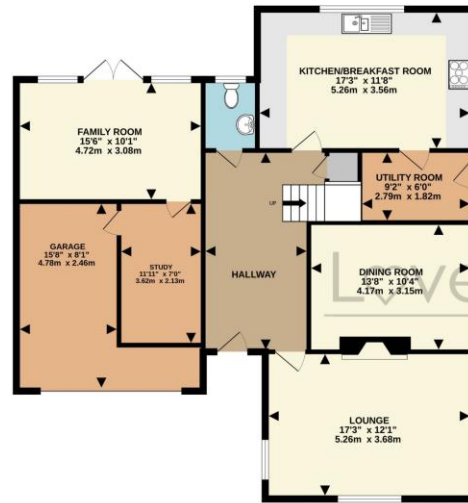




Jacques Lane itself is a desirable location, known for its charm and tranquility. This village setting offers a close-knit community feel while being conveniently located near Bedford's amenities, schools, and transport links. Enjoy a peaceful lifestyle within easy reach of urban conveniences.



GROUND FLOOR  
1210 sq.ft. (112.4 sq.m.) approx.



1ST FLOOR  
1188 sq.ft. (110.4 sq.m.) approx.



TOTAL FLOOR AREA: 2398 sq.ft. (222.8 sq.m.) approx.  
Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.  
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**EPC RATING TO FOLLOW**



These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Love Homes has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, are exclusive of VAT. We retain the copyright in all advertising material used to market this Property. All information is as advised by the seller and subject to change. Council tax bands can be subject to change by the local council.

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