

Love Homes



13 Juffs Lane, Wootton, Bedfordshire, MK43 9FG

Are you in search of a spacious yet cosy family home? Look no further!

This semi-detached property located in the coveted Berryfields development in Wootton could be your perfect match. Featuring a delightful kitchen/diner complete with a bay window, you'll be able to cook and entertain to your heart's content. With 3 generously sized bedrooms, modern family bathroom and ensuite, you'll have ample space to relax and unwind.



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

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



3

1

2

Tenure:Freehold Council Tax Band:C

Flitwick & Ampthill 01525 713111



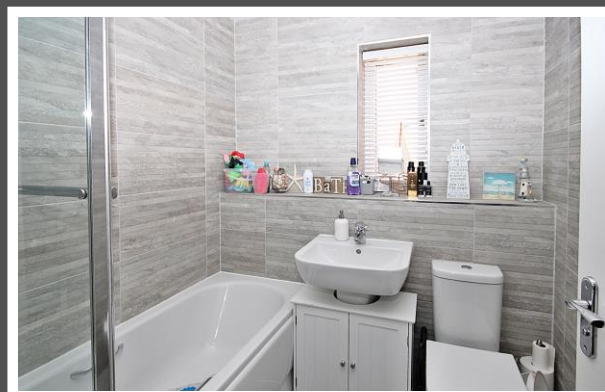
Barton-le-Clay and Luton 01582 882440



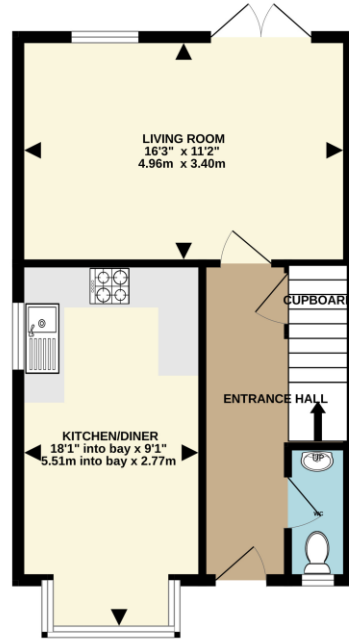
Biggleswade & Sandy 01767 669222



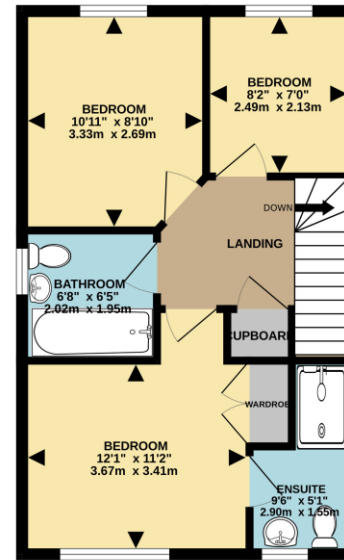
We have lived on Berryfields in Wootton for 8 years. We were first attracted to the area because it has a wonderful village feel but you're not too far away from the busier main towns and all major routes are easily accessible. We love taking our dog and daughter on village walks to the local parks and when enjoying countryside bike rides you will often see cows, sheep and horses grazing in the surrounding fields. On Berryfields it's so quiet and I often use the phrase "you could hear a pin drop, particularly at nighttime if we are in the garden". The shop being close by is very handy, Rumbles fish bar is delicious, and the village pubs are also great.



GROUND FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 sq.m.) approx.  
Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		

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