

Love Homes



The Brache, Maulden, Bedfordshire, MK45 2DR

Step inside to discover the inviting 22'5" living room, adorned with a bay window and a captivating feature fireplace, complete with a cozy wood burner. Adjacent lies the impressive 17'0" kitchen, boasting extensive wooden worktops, a breakfast bar island with an open-plan dining area. On the first floor, the main bedroom awaits with fitted wardrobes and a convenient en-suite shower room. Three additional bedrooms and a family bathroom featuring a charming clawfoot bath. Outside, the 170ft (approx.) rear garden beckons with its split sections, including a patio seating area, lawned expanse with flower bed borders, and a large summer house, currently serving as a gym and home office. The pièce de résistance? A 32ft swimming pool, complete with a sand and filter pump and a summer thermal cover.



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

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



2.8m

Tenure: Freehold



4



2

Council Tax: D



2

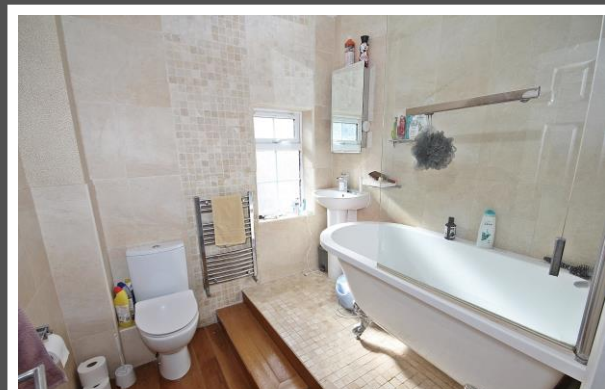




♥

"We fell in love with this property because it perfectly combines our passion for character-filled homes with our desire for spacious, open-plan living. It's an ideal space for our large and growing family, offering ample room for both relaxation and productivity. The summerhouses, complete with electricity and Wi-Fi provide fantastic versatility serving as a home office, gym, and entertainment hub for our kids and their friends. Our favourite spot is undoubtedly the open-plan kitchen/dining area, which exudes warmth and charm throughout the year. Plus, the open views at the front create a serene backdrop for our children to play and for leisurely walks with our beloved dogs!"

♥



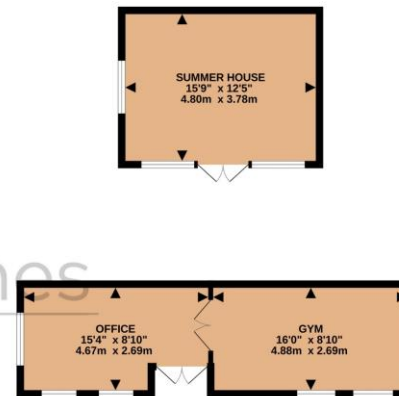
GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.6 sq.m.) approx.



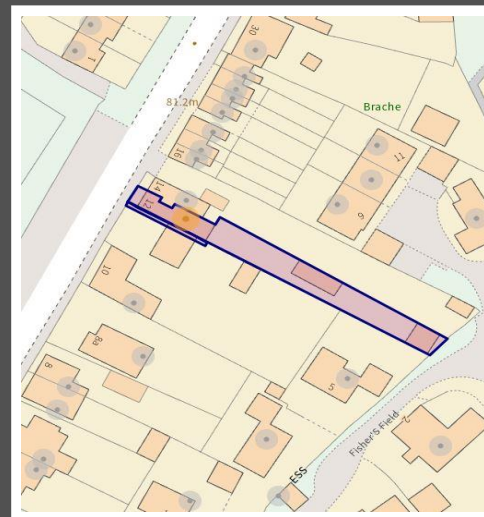
OUTBUILDINGS
454 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA : 1637 sq.ft. (152.1 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		83 B
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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.

5 The Russell Centre, Coniston Road, Flitwick, MK45 1QY
Tel: 01525 713111

Email: flitwick@lovehomes.uk

www.lovehomes.uk



Love Homes