

Love Homes



Gerard Road, Maulden, Bedfordshire, MK45 2YH

Built three years ago, this modern home is situated near the end of a cul-de-sac in an exclusive development, offering an excellent shared ownership opportunity. With three generous bedrooms, it's perfect for those seeking a stylish, functional home. The exterior includes a well-maintained driveway for two cars, and front and rear gardens. Inside, the spacious hallway leads to a bright living room with French doors opening to the rear garden. The 17'1 kitchen/diner features integrated appliances and ample space for family gatherings. A convenient cloakroom adds practicality to the ground floor.



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.



3.8m



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Tenure: Freehold Council Tax Band:D

Flitwick & Ampthill 01525 713111



Barton-le-Clay and Luton 01582 882440



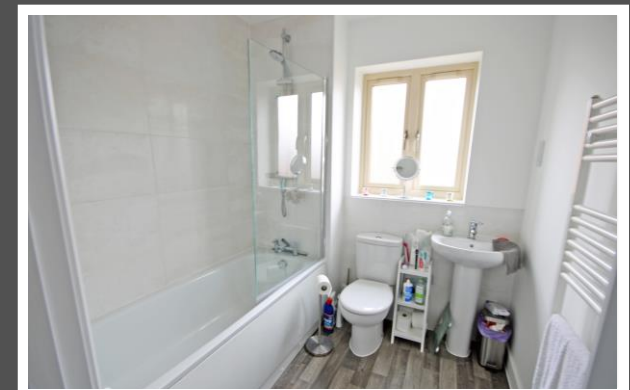
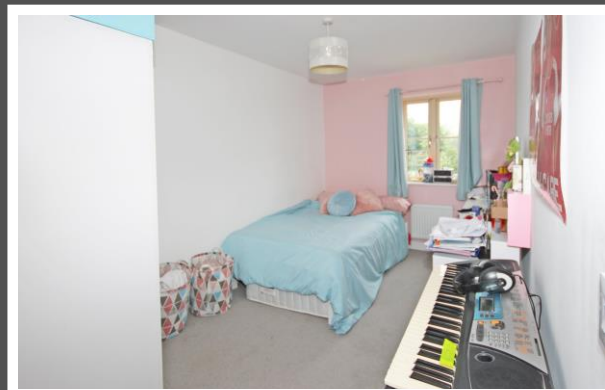
Biggleswade & Sandy 01767 669222



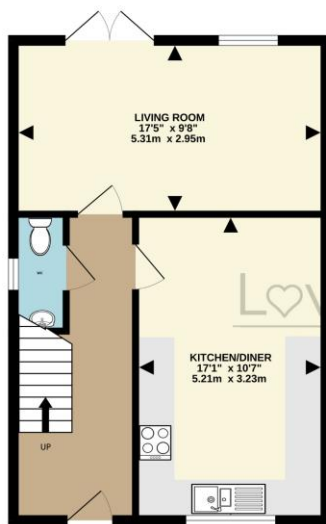
Maulden is a charming village located just outside Ampthill, boasting its own lower school, village hall, two public houses, and a Budgen store. The nearby market town of Ampthill offers a comprehensive range of amenities, including shops, restaurants, parks, and schools catering to all age groups, as well as a Waitrose supermarket.

For even more extensive shopping and leisure options, residents can easily access Milton Keynes and Bedford. The property is conveniently situated for access to junctions 12 and 13 of the M1 motorway.

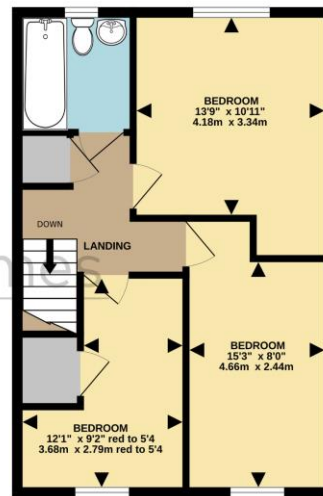
Flitwick station, nearby, provides mainline railway services with frequent trains to St. Pancras and The City, reaching central London in just 45 minutes via the Thameslink. Luton Airport is readily accessible for air travel, with Stansted and Heathrow also within reach. Additionally, Gatwick Airport is easily accessible by rail from Flitwick station.



GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



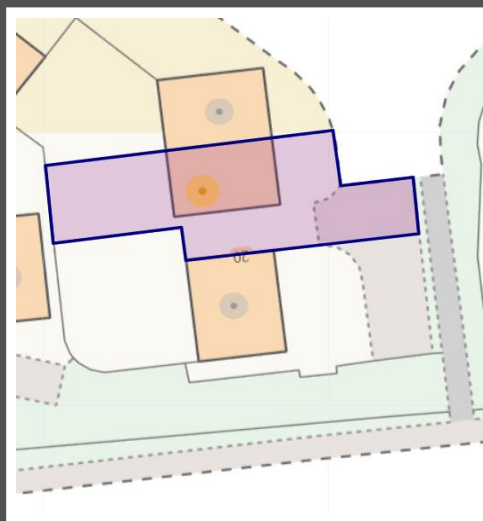
1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



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TOTAL FLOOR AREA - 932 sq.ft. (86.6 sq.m.) approx.  
Drawn by Love Homes for illustrative purposes only. Measurements and areas shown are approximate.  
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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

Email: [flitwick@lovehomes.uk](mailto:flitwick@lovehomes.uk)

[www.lovehomes.uk](http://www.lovehomes.uk)



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