



Kathie Road | | Bedford | MK42 0QJ

Asking Price £325,000

LEPORE
Co

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LEPORE & Co are delighted to offer for sale a truly WONDERFUL EXTENDED refurbished and remodelled Town House offering superb accommodation across three floors and lovingly maintained throughout by the current owners.

This BEAUTIFUL family home is ideally positioned south of the river and local amenities and access links are all within easy reach.

The main highlights include downstairs accommodation with hallway, downstairs wc, STUNNING 20ft Kitchen Diner with feature central island and Bifold doors to rear, garage conversion with utility and storage room.

1st floor accommodation comprises 15ft Lounge and 13ft second bedroom with EN-SUITE.

On the top floor we have a 15ft Master bedroom, bathroom and a further double sized bedroom.

There is parking for 2 vehicles at the front and an easy to maintain garden at the rear.

To fully appreciate this MAGNIFICENT property an internal and external viewing is strongly recommended.

CALL TO VIEW.

- Town House
- Refurbished
- Spectacular 20ft Kitchen / Diner
- Three double bedrooms
- En - Suite
- Extended
- Remodeled
- Garage / Utility room conversion
- 15ft Lounge
- Parking for two vehicles

Entrance Hall

Door to front, stairs to 1st Floor doors to main rooms.

Cloakroom/WC

6'10 x 2'11 (2.08m x 0.89m)

Two piece suite comprising vanity wash hand basin, low level wc, heated towel rail double glazed window to front.

Kitchen / Diner

20'4 x 13'9 (6.20m x 4.19m)

Built in induction and gas hob with oven under and extractor over, a range of base and wall mounted units, central island with granite work top, integrated dish washer, two double glazed Velux windows with with bi folding doors to rear.





Utility Room

7'10 x 6'10 (2.39m x 2.08m)

Garage conversion , base and wall mounted units, plumbing for washing machine , heated towel rail door to

Garage / Storage room

10'9 x 7'11 (3.28m x 2.41m)

Roller garage door, power and lighting.

1st Floor landing

Doors to main rooms , stairs to 2nd floor.

Lounge

15'3 x 13'1 (4.65m x 3.99m)

Two double glazed windows to rear.

Bedroom 2

13'4 x 11'2 (4.06m x 3.40m)

Two double glazed windows to front, built in wardrobe, ENSUITE three piece suite comprising double shower cubicle, low level wc, vanity wash hand basin, heated towel rail.

2nd floor Landing

Airing cupboard, doors to main rooms, access to loft void.

Master Bedroom

15'4 x 10'9 (4.67m x 3.28m)

Two double glazed windows to rear.

Bedroom 3

15'3 x 11'9 (4.65m x 3.58m)

Two double glazed windows to front.

Bathroom

7'7 x 5'9 (2.31m x 1.75m)

Four piece suite comprising , bath with mixer shower over, vanity wash hand basin, low level wc, bidet , heated towel rail.

Front Garden

pathway leading to front door, two parking spaces.

Rear Garden

Pergola, patio area, wood panel fence surround, steps rising to raised patio, water tap.

Tenure

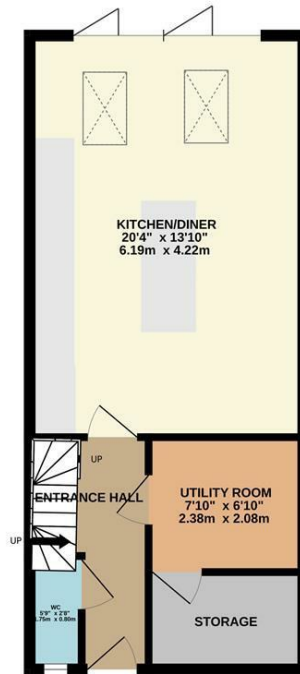
Freehold

Tax Band

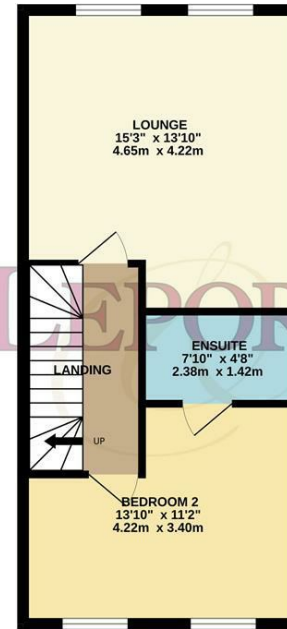
Council Tax Band D



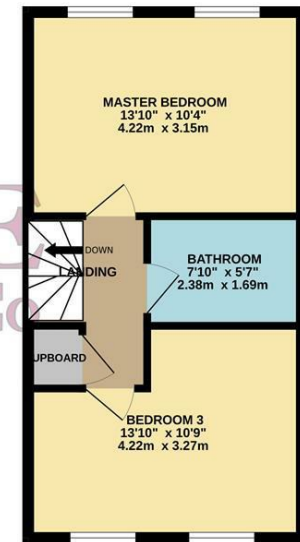
GROUND FLOOR
444 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.

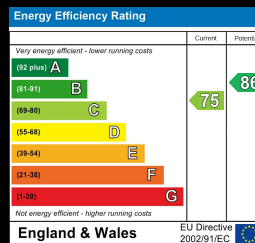


2ND FLOOR
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 1242 sq.ft. (115.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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