

Kimbolton Road | | Bedford | MK41 8DT

Price Guide £550,000



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A RARELY available Three Bedroom DETACHED FAMILY home ideally positioned in this popular and sought after location, situated in one of Bedford's FINEST roads. The main highlights include

entrance hall, downstairs WC, 15ft Lounge, separate dining room, 18ft Kitchen, three well proportioned bedrooms, family bathroom, GENEROUS front and rear gardens, garage, and ample parking for several cars. All local amenities are situated close by along with the HISTORICAL and BEAUTIFUL Victorian Bedford Park and Harpur Trust private Schools a short distance away. To fully appreciate this excellent opportunity, an internal and external viewing is strongly advised. CALL TO VIEW. No upward chain.

- SUPERB LOCATION
- DETACHED
- THREE BEDROOMS
- LOUNGE

DINING ROOM

- KITCHEN OVERLOOKING GARDEN
- DOWNSTAIRS WC
- GARAGE
- SIZEABLE PLOT
- NO UPWARD CHAIN

# **ENTRANCE HALL**

Door to side, double glazed window to front, stairs to first floor, doors to main rooms.

# CLOAKROOM/WC

Two piece suite comprising low level WC, wash hand basin.

#### LOUNGE

16'5 x 12'2 (5.00m x 3.71m)

Double glazed window to front, sliding double glazed patio doors to rear, electric fire place with marble surround and marble hearth.

### **DINING ROOM**

12'2 x 11'6 (3.71m x 3.51m)

Bay double glazed window to front, gas fire.







Ideally situated and perfectly positioned within one Bedford's finest Roads with an abundance of scope and potential to extend. (stp.) subject to planning.











### **KITCHEN**

18'8 x 8'10 (5.69m x 2.69m)

Fitted oven with extractor hood over, base and wall mounted units, plumbing for washing machine, concealed wall mounted boiler, tiled flooring, double glazed window to side and rear, double glazed door to rear.

#### LANDING

Doors to main rooms, storage cupboard.

#### BEDROOM 1

16'5 x 12'2 (5.00m x 3.71m)

Double glazed window to rear and side, sliding mirrored wardrobes.

## BEDROOM 2

12'2 x11'6 (3.71m x3.51m)

Double glazed window to front, built in cupboard.

### BEDROOM 3

9'2 x 9'2 (2.79m x 2.79m)

Double glazed window to rear.

# BATHROOM

8'10 x 5'9 (2.69m x 1.75m)

Four piece suite comprising bath, shower cubicle, pedestal wash hand basin, low level WC, double glazed window to rear, access to loft void.

# FRONT GARDEN

Double gated front access with monobloc driveway leading to garage, providing ample parking for several cars, flower and shrub borders, mature front hedge, part brick wall surround.

#### **REAR GARDEN**

Laid to lawn, flower and shrub borders, brick wall surround, water tap.

#### **GARAGE**

With up and over style door, power and lighting.

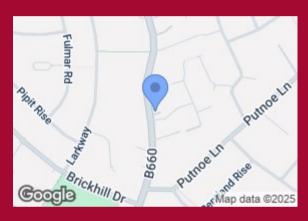
#### TENURE

FREEHOLD

# **TAX BAND**

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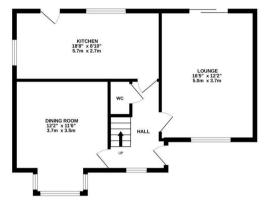


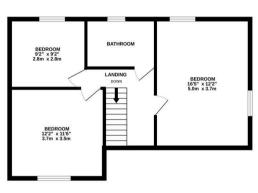




GROUND FLOOR 602 sq.ft. (56.0 sq.m.) approx.

1ST FLOOR 555 sq.ft. (51.5 sq.m.) approx.



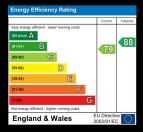


#### TOTAL FLOOR AREA: 1157 sq.ft. (107.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorpian commande here, measurements of doors, windows, rooms and any other term are approximate and no responsibility is laken for any error, 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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