



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
- THREE BEDROOMS
- DINING ROOM
- DOWNSTAIRS WC
- SIZEABLE PLOT
- DETACHED
- LOUNGE
- KITCHEN OVERLOOKING GARDEN
- GARAGE
- 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 x 11'6 (3.71m x 3.51m)

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

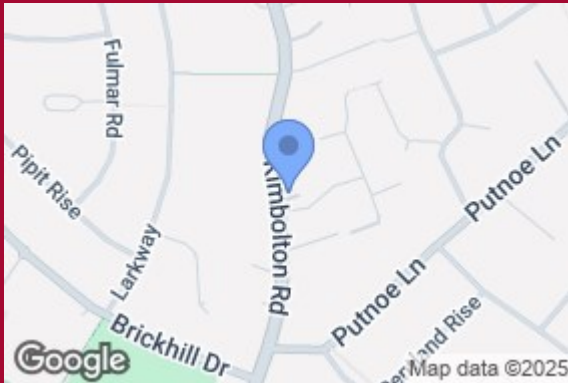
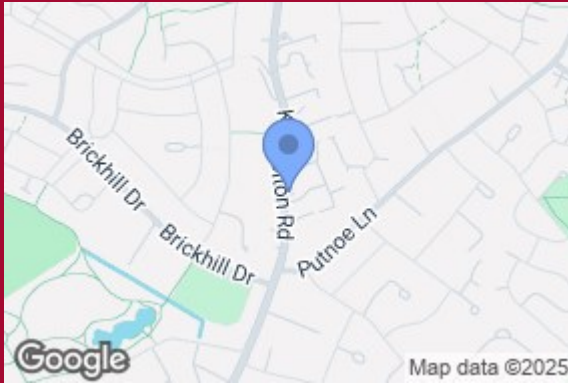
With up and over style door, power and lighting.

TENURE

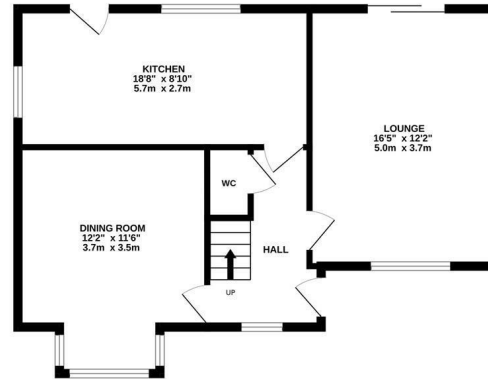
FREEHOLD

TAX BAND

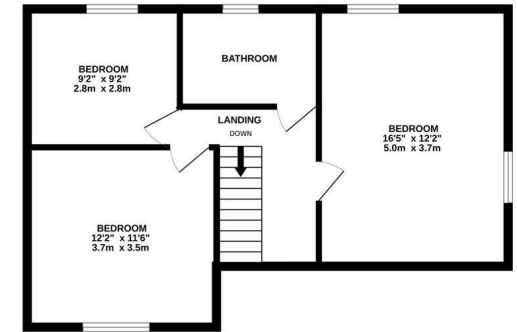
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GROUND FLOOR
602 sq.ft. (56.0 sq.m.) approx.

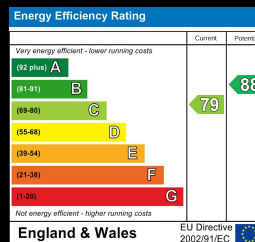


1ST FLOOR
555 sq.ft. (51.5 sq.m.) approx.



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

Whilst every attempt has been made to ensure the accuracy of the 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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