



Connells

Lynton Grove  
Bedford



## Property Description

Welcome to this spacious four-bed semi-detached property, perfectly positioned in the ever-popular South Bedford area just off Amphill Road. Offering generous living accommodation across two floors, this home is ideal for families seeking space, comfort, and convenience.

### Ground Floor

Step through the front door into a welcoming entrance hall, leading through to a bright and airy lounge, perfect for relaxing or entertaining. The well-appointed kitchen opens into a dedicated diner, providing a fantastic family space ideal for mealtimes and gatherings.

### First Floor

Upstairs you'll find four good-sized bedrooms, offering ample room for a growing family, guests, or home office use. The property also benefits from two bathrooms-a shower room and a family bathroom-providing convenience for busy households.

### Outside

Externally, the property features a fully enclosed rear garden, perfect for outdoor dining, children's play, or relaxing in a private setting. To the front, there is off-road parking, ensuring practicality and ease of access.

## Entrance Hall

## Lounge

20' 5" max x 11' 5" ( 6.22m max x 3.48m )

## Kitchen/Diner

18' 2" max x 17' 1" max ( 5.54m max x 5.21m max )

## Landing

## Bedroom One

14' 11" max x 11' 3" ( 4.55m max x 3.43m )

## Bedroom Two

16' 3" x 7' 4" ( 4.95m x 2.24m )

## Bedroom Three

10' 2" x 6' 7" ( 3.10m x 2.01m )

## Bedroom Four

9' 7" x 7' 1" ( 2.92m x 2.16m )

## Family Bathroom

## Shower Room

## External

## Enclosed Rear Garden

## Parking









Total floor area 114.0 m<sup>2</sup> (1,227 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

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Property Ref: BED312721 - 0003