



170 Kimbolton Road, Bedford MK41 8DN







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Bedford
MK41 8DN

Price £1,000,000

Substantial family home on a large plot on a very popular road...

- Large five bedroom family home
- Flexible living space over two floors
- Annex potential
- Extended but with further scope
- Gas central heating
- Large frontage offering off road parking
- Fine mature plot of around a third of an acre
- Convenient location close to Bedford Park
- Ideal access for local shops and schools
- Many elegant features



- Council Tax Band G
- Energy Efficiency Rating C



Standing handsomely on a plot of approximately a third of an acre, in a prestigious Bedford position, this unique home spans over 2,700 square feet, offers annexe potential and is the perfect place for a family.

This is a spacious residence with a flexible floorplan. The current owners have lived here since 1994 and the flexible layout has worked perfectly for family and social gatherings.

Nearly a century old, the 1930s property lovingly retains original features. There are carvings on the doors from its first owner (an artist and sculptor), the fireplaces are gorgeous art deco designs, the hallway has picture rails and panelled walls and the breakfast room still has its maid's bell.

The house was considerably extended in the 1980s to unite the kitchen, scullery and washroom, later for extra accommodation above the garage and most recently in 2007 when a double-storey extension was added across the back. The latter included adding the conservatory, enlarging the lounge, study, bedroom three and family bathroom. There's a huge possibility to reconfigure the ground floor to a purchaser's own brief if required, but the current layout is extremely functional and may well suit a purchaser as it is.



The kitchen is fitted with wood cabinetry featuring Rennie Mackintosh styling and granite worktops. There's a Franke sink, an integrated dishwasher, space for a range cooker and an American fridge/freezer and a utility area with a butler sink and a cupboard for further appliances. There are two rooms for dining, so quick breakfasts to full-on festivities are catered for.



On the first floor the master has an en suite which is fitted in a dark grey, modern aesthetic and benefitting from underfloor heating and there are fitted wardrobes. There are three/four further bedrooms with bedroom one of these also having a further adjoining room, which has potential to be converted to another bathroom, or perhaps a dressing room. The family bathroom is white and bright, with a shower and a Jacuzzi bath.

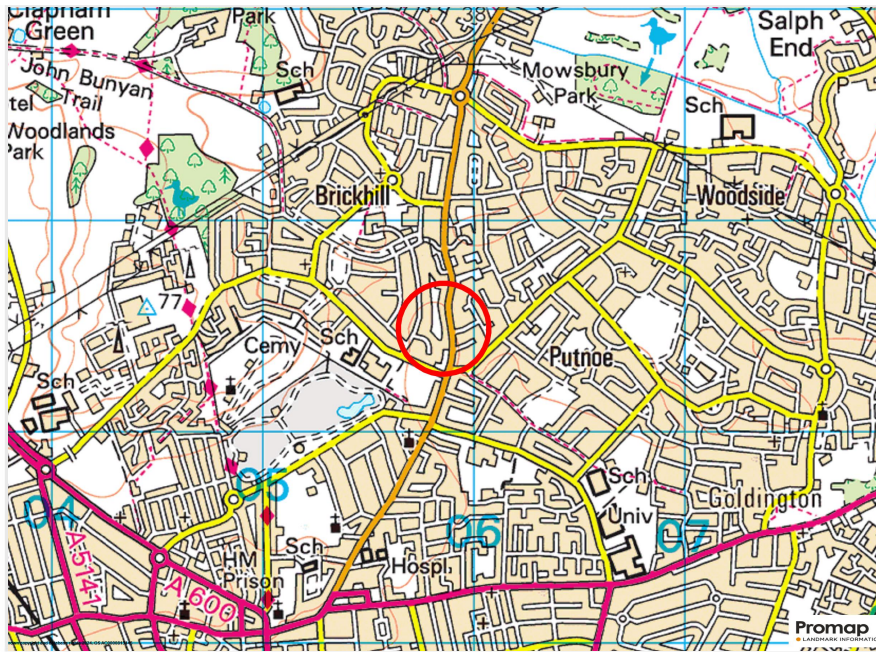
The plot extends to around a third of an acre. The frontage is predominantly gravelled, with driveway parking for multiple vehicles, in addition to the integral garage. The pillared porch gives the home grandeur, and the arched front door is a taste of the character both inside and out. A set of nine solar panels are fitted to the left side of the roof.

The west-facing rear garden is private and tranquil, screened by high hedging and fencing. The lawn is bordered by mature planting and has a tall silver birch for shading on sunny days. The patio off the lounge and conservatory is great for garden parties and there are spots for sheds, summerhouses and garden rooms for taking hobbies, or work, outside. Currently separated into two halves, the rear portion presents opportunities to plant an orchard or create an allotment.

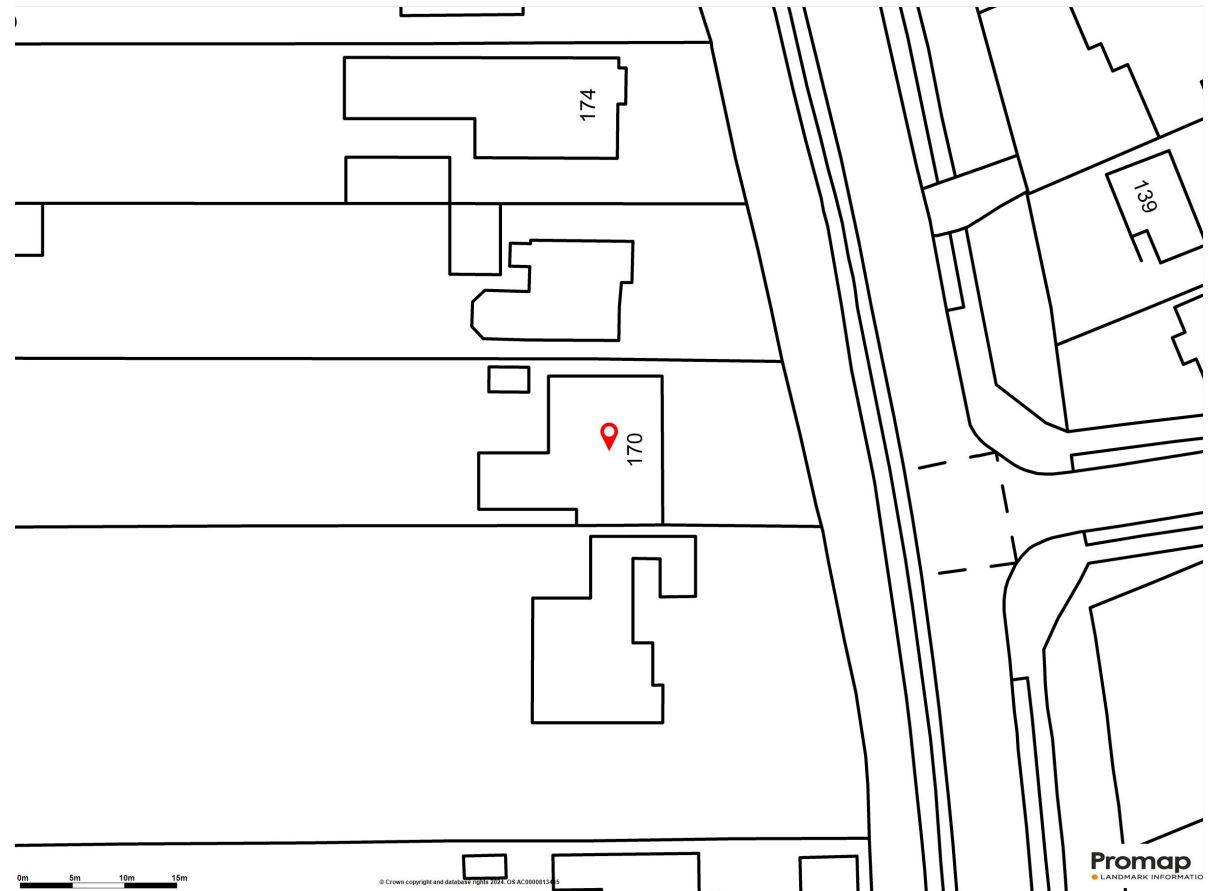
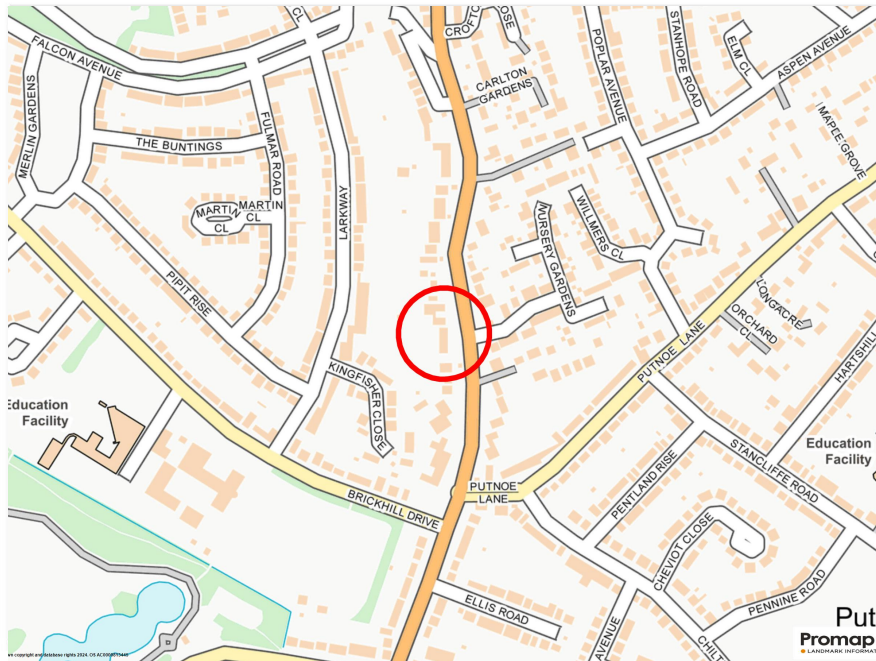


Bedford's sixty-two acre Victorian park is within walking distance where a park café and public tennis courts can be found. The property is also well located for access to Bedford's town centre with its full range of shopping, recreational and highly regarded independent and state schools. Bedford's station is also handy for fast and frequent services to the capital as is Bedford's southern bypass that links the A1 with the M1.





Bedford Railway Station 2 miles • Milton Keynes Station 19 miles • A1 Black Cat Roundabout 9 miles • M1 Junction 13 14 miles • Luton Airport 24 miles • Stansted Airport 47 miles • London 60 miles



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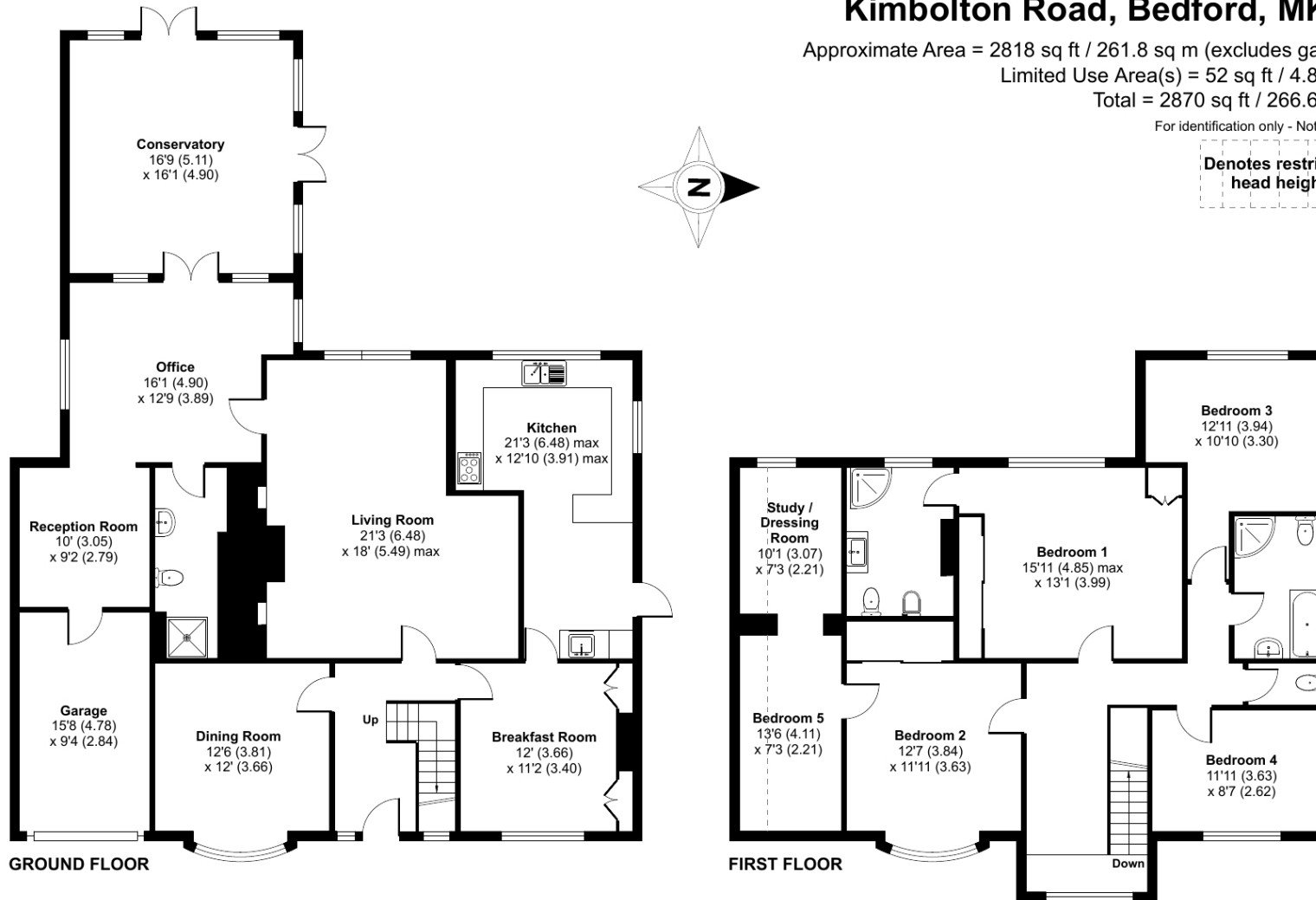
Approximate Area = 2818 sq ft / 261.8 sq m (excludes garage)

Limited Use Area(s) = 52 sq ft / 4.8 sq m

Total = 2870 sq ft / 266.6 sq m

For identification only - Not to scale

Denotes restricted head height



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