



Spinney Lodge, Ridge Road, Kempston, Bedford MK42 7DA



Spinney Lodge
Ridge Road
Kempston
Bedford
MK42 7DA

Guide £500,000

Charming detached cottage
offered with no upward chain...

Entrance hall
Living room
Family room
Kitchen
Three bedrooms
Family bathroom
Large garden
South facing
No chain
Freehold

- Council Tax Band E
- Energy Efficiency Rating D



Bursting with characterful charm...



We are delighted to bring to market this former lodge house, "Spinney Lodge", located on Ridge Road in Kempston which has been beautifully extended and maintained into a charming, detached cottage with the benefit of no upward chain.

The cottage is located next to a spinney and backs on to allotments and is truly one of a kind and bursting with characterful charm.

The accommodation offers an entrance hall which leads to a cloakroom, from here you can find the living room which runs the full length of the property and which forms part of its original build. The lounge has double aspect windows and beams on the ceiling. The family room is adjacent to the living room and is a charming space with an open coal fire and beautiful views out of the bay window to the

garden. The spacious kitchen boasts a central island and has an attractive exposed brick wall, there are fitted modern units, a small fridge and freezer, a dishwasher and a washing machine. There is a door leading to the garden.

The first floor offers three double bedrooms and a family bathroom which has a bath and a separate shower, the landing is spacious and currently being utilised as an office space.

The mixture of rendering and stone makes the property attractive to the eye and the large rear garden is a private space with mature trees, plants and shrubbery. There is a paved entertainment area for dining and a covered seating area to the end of the garden providing shade from the southerly aspect the garden offers. To the front of the property there is parking for many cars and many mature trees from both Spinney Lodge and the spinney next door.

Located on Ridge Road, the property is close to Box End Park and within walking distance of a Lidl supermarket and local schools.



Ridge Road, Kempston, Bedford, MK42

Approximate Area = 1382 sq ft / 128.3 sq m

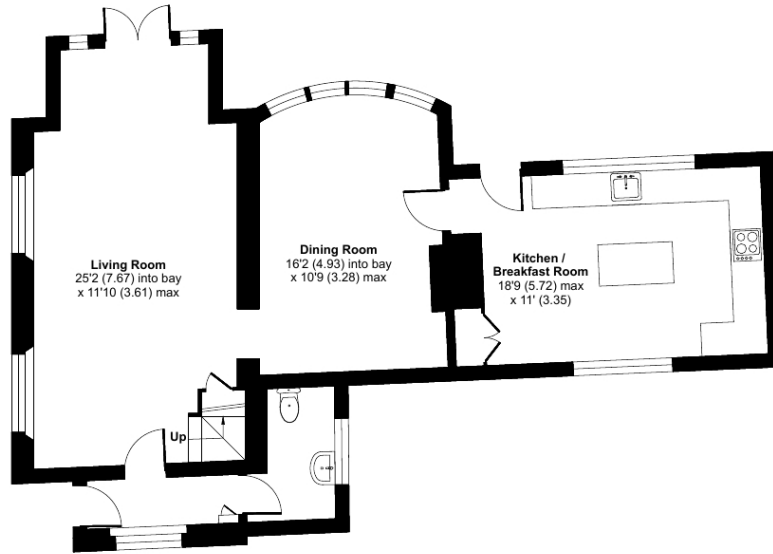
Limited Use Area(s) = 28 sq ft / 2.6 sq m

Total = 1410 sq ft / 130.9 sq m

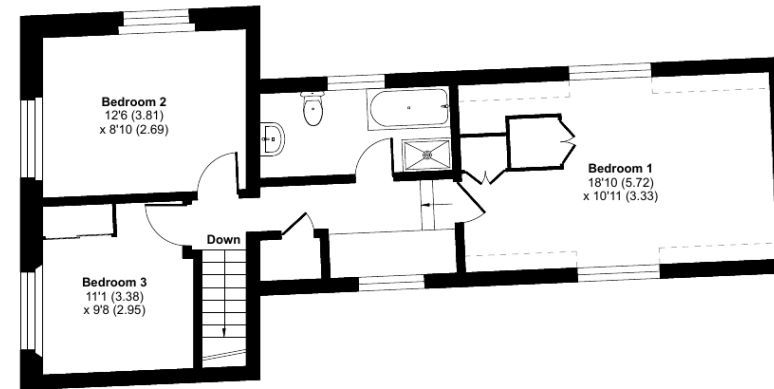
For identification only - Not to scale



Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Lane & Holmes. REF: 1105715



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