



269 Kimbolton Road, Bedford MK41 8AF



269 Kimbolton Road  
Bedford  
MK41 8AF

OIEO £700,000

Detached family home on an  
enviable plot...

Detached home

Family room

Large kitchen

Living/dining room

Five bedrooms

Two bathrooms

Beautifully landscaped gardens

Replacement windows and central  
heating

Large plot

Freehold



- Council Tax Band G
- Energy Efficiency Rating D

## With much scope to further develop...



Lane and Holmes are delighted to bring to market this detached property sitting on an enviable plot, beautifully positioned and set back off Kimbolton Road.

The current owners have greatly enhanced the property since their ownership and had plans to further enhance with planning permission in place to extend which can be found with this reference on the planning portal 18/00638/FUL (now lapsed).

The property is set far back from the road and comprises an entrance hall with a bay-fronted family room off. The rear of the home is the kitchen which overlooks the garden and has been refitted with modern units and wooden worktops. The spacious kitchen flows nicely through to the living/dining room which is also bay-fronted boasting a log burner and offers

excellent space for entertaining and relaxing. There is access from here to the garden via Bi-Fold doors.

On the first floor there are five bedrooms, four doubles and a single, with two family bathrooms.

Externally, the impressive rear garden is private, spacious and beautifully landscaped with mature trees and bushes surrounding the borders. There is a single garage and side access to the front offering a huge amount space for parking and gardens.

Please note: The property could benefit from some cosmetic interior and exterior upgrades.

Further benefits include replacement PVCu double glazed windows and a newly replaced Storage Combi Gas Boiler.

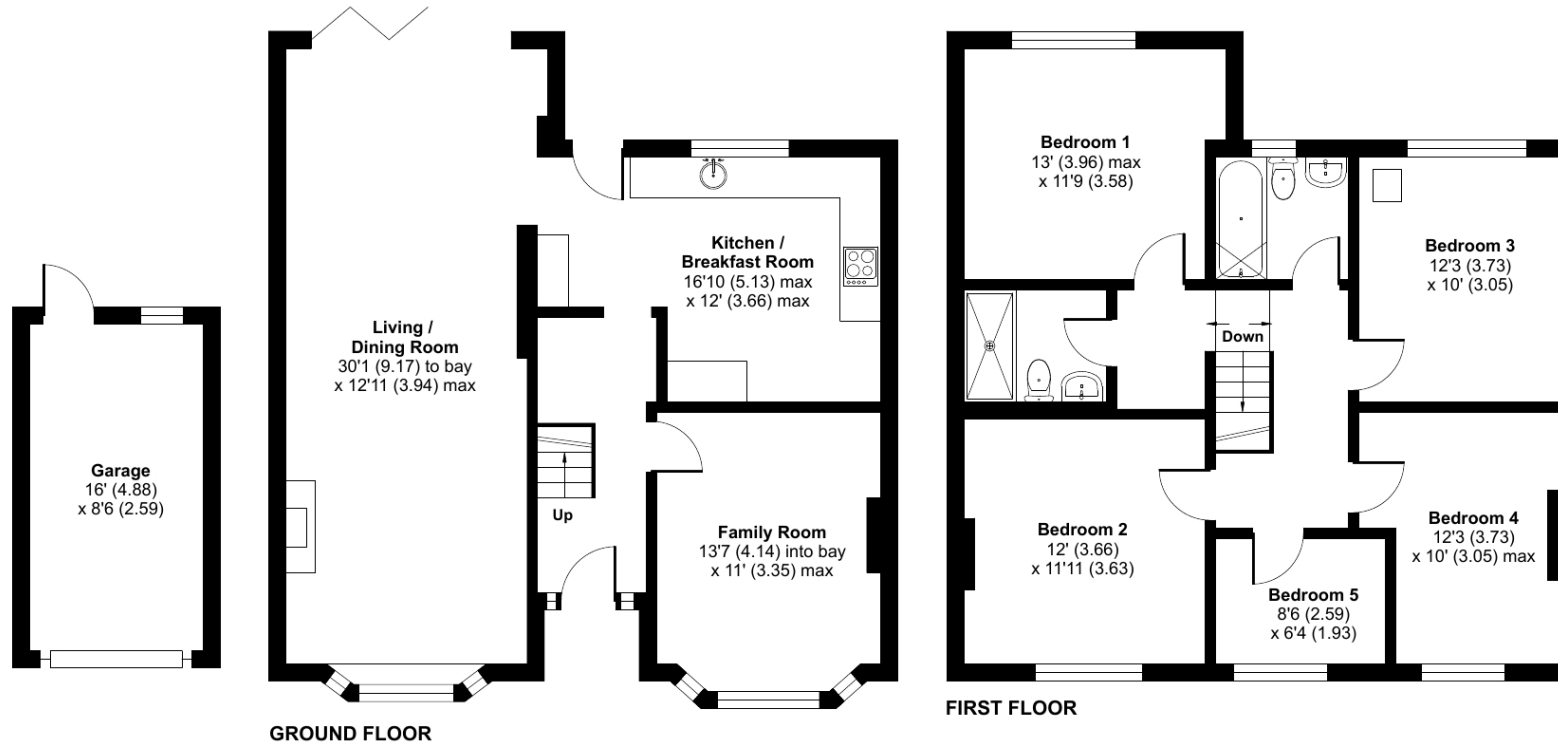
Local secondary shopping is available from three shopping parades that are situated within easy reach.



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Approximate Area = 1580 sq ft / 146.7 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Lane & Holmes. REF: 1146504



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