



9 Putnoe Lane, Bedford, MK41 9AD





9 Putnoe Lane  
Bedford  
MK41 9AD

OIEO £450,000

Well located home with no  
chain...

Mature family home

Three reception rooms

Kitchen

Ground floor shower/utility

Four bedrooms

Bathroom and additional WC

Off road parking

Large garden

No chain

Freehold



- Council Tax Band E
- Energy Efficiency Rating C



## Offering very convenient access to local schools and facilities...



This bay-fronted four bedroom 1930s' home is set towards the bottom of Putnoe Lane and therefore offers very good access to the town centre facilities and also Bedford's sixty-two acre Victorian park.

On the ground floor the larger than typical accommodation includes an entrance hall with oak flooring, separate living and dining rooms, a study, a shower room/utility and a fitted kitchen.

The first floor provides four bedrooms, a family bathroom and a further WC.

Other benefits include double glazing, gas central heating, some traditional features and there is also no onward chain.

Outside, there is off road parking to the front. The large mature garden is a particular feature and includes a raised patio, a large lawn, varying shrubs and trees and two sheds.

Putnoe Lane is off Kimbolton Road and gives very convenient access to local schools, both state and private. There is quick and easy access to Bedford's town centre and the mainline railway station which provides fast and frequent services to London and beyond, including direct trains to Luton and Gatwick airports. There are three popular secondary shopping parades within walking distance.

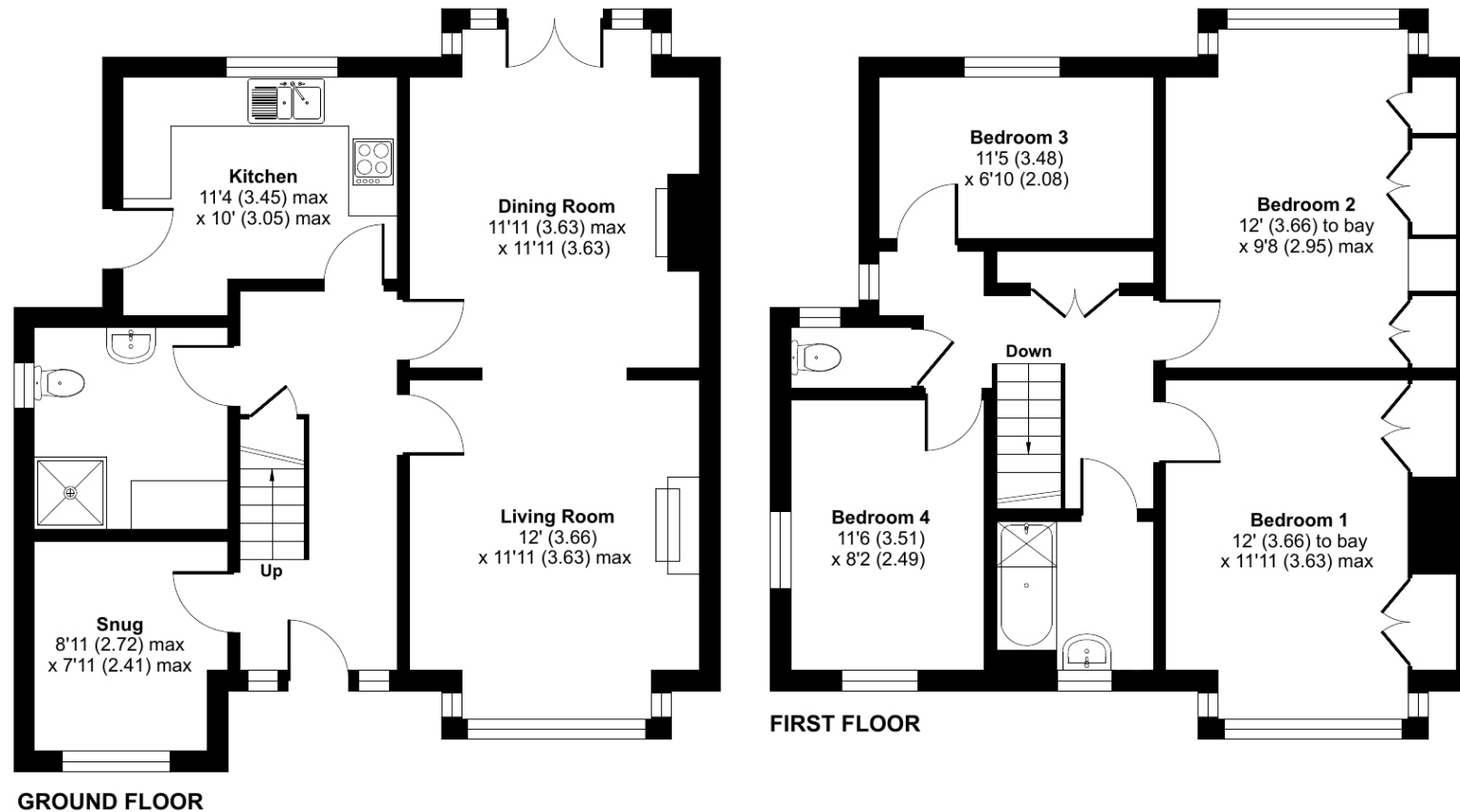
Bedford Railway Station • 2 miles  
Milton Keynes • 18 miles  
A1 Black Cat Roundabout • 8 miles  
M1 Junction 13 • 13 miles  
Luton Airport • 23 miles  
Stansted Airport • 50 miles  
London • 60 miles



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Approximate Area = 1358 sq ft / 126.1 sq m

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: 1165427



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