



37 Putnoe Lane, Bedford, MK41 9AD



37 Putnoe Lane
Bedford
MK41 9AD

Guide £500,000

Much improved and extended
family home in a very sought
after location...

Much improved and extended home

Cloakroom

Living room

Kitchen/dining room with family
room off

Three bedrooms

Large family bathroom with shower

Gas central heating

Off road parking

Store/possible hobbies room

Large rear garden

Freehold

- Council Tax Band E
- Energy Efficiency Rating C



Just a short walk from Bedford Park and offering easy access to the town centre...



Located in one of Bedford's most popular residential settings, this 1930s' bay fronted semi-detached home has been subject to much improvement and encompasses traditional features with open plan living.

The elegant accommodation has also been extended to the side adding valuable extra living space.

On the ground floor, the entrance hall offers access to the bay-fronted living room to the front and the open plan living area at the rear. The cosy living room offers a wood burning stove, with fitted storage either side of the chimney breast. The kitchen/dining room is a really lovely area, with a comprehensively fitted modern kitchen which has wooden worktops.

There is ample dining space, alongside a feature fireplace and beyond, further living space is available in the family room.

On the first floor there are two large double bedrooms with a good size third bedroom and the modern bathroom includes a walk-in shower.

Added features include some oak finishes and flooring, a ground floor cloakroom, a utility space, double glazing and gas fired central heating.

Outside there is off road parking to the front on a block paved drive. To the rear, the former garage is now utilised as a store and could suit as a hobbies room. The rear garden is a particular feature, being around one hundred feet in depth. There is a patio area, a large area of lawn and mature range of shrubs, plants and hedging.

Putnoe Lane lies just off Kimbolton Road and offers very convenient access to local schooling options from both the state and private sector.



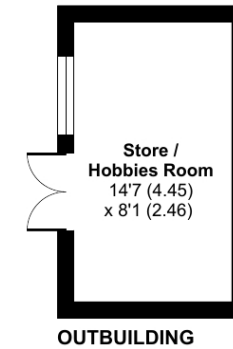
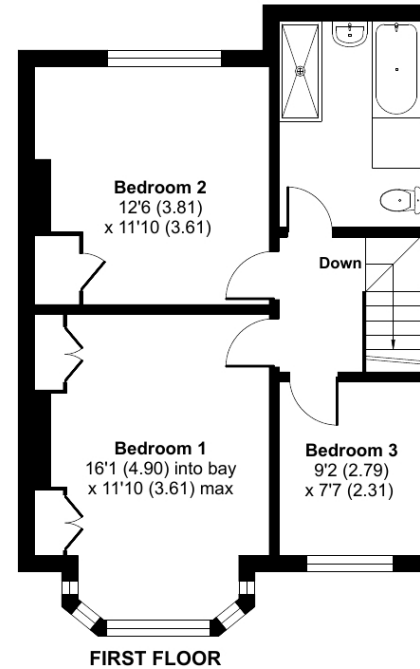
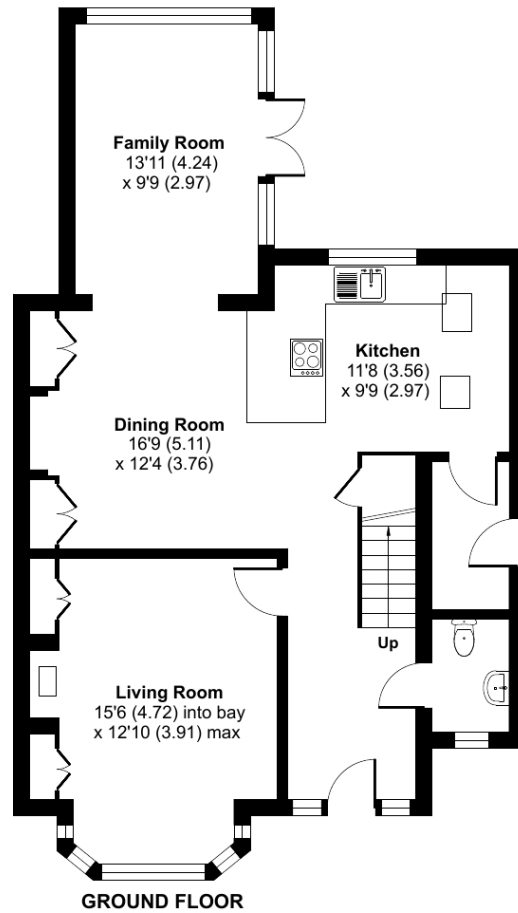
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Approximate Area = 1360 sq ft / 126.3 sq m

Outbuilding = 118 sq ft / 10.9 sq m

Total = 1478 sq ft / 137.2 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). © nchecon 2024. Produced for Lane & Holmes. REF: 1207322



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