



121 Kimbolton Road, Bedford MK41 8DT

**Lane &
HOLMES**
Est. 1985

121 Kimbolton Road
Bedford
MK41 8DT

Guide £615,000

Rarely available Victorian
home...

Mature family home
Cloakroom
Living room
Extended dining room
Kitchen/breakfast room
Conservatory
Five bedrooms
Two bath/shower rooms
Gas central heating
Garage
Large plot
Freehold



- Council Tax Band E
- Energy Efficiency Rating D

Set on a popular residential road...



We are very pleased to bring to the market this traditional and elegant, bay fronted semi-detached Victorian home located on the sought after Kimbolton Road.

The property sits on a plot of approximately 0.17acres (sts) and is set back from the road.

The house has been extended to the rear and the accommodation has been further enlarged by a loft conversion which has added a further bedroom.

On the ground floor, the welcoming entrance hall features a lovely reclaimed tiled floor with stairs rising to the first floor. To the front, the bay-fronted living room can be found which has excellent proportions. The former dining room has been extended so now is a large room, which could suit varying uses.

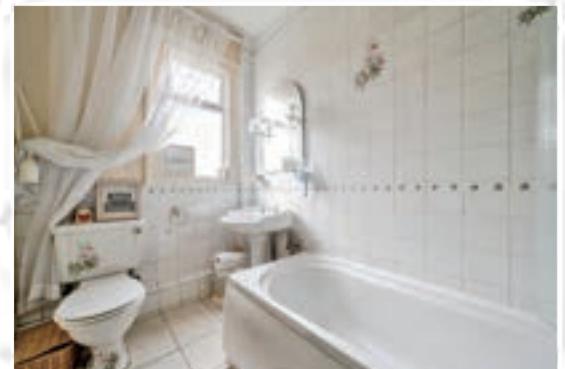
The kitchen comfortably accommodates a table for dining if required and beyond there is snug/study, which leads to a conservatory and offers the ideal place to enjoy an outlook over the rear garden.

Over the first and second floors there are five bedrooms, which includes a master bedroom with en suite, and there is a family bathroom.

Further benefits include gas central heating, double glazing and a ground floor cloakroom.

Outside there is off road parking to the front, which leads to a larger than typical garage at the side. The rear garden is a particular feature and extends to approximately one hundred and ten feet. The garden is laid mainly to lawn and has a wide range of maturing shrubs, trees and plants.

Bedford's sixty-two acre Victorian park is within walking distance where a café and tennis courts can be found. The property is also well located for access to Bedford's town centre with its full range of shopping and recreational facilities and highly regarded independent and state schools.



Kimbolton Road, Bedford, MK41

Approximate Area = 1874 sq ft / 174.1 sq m

Garage = 248 sq ft / 23 sq m

Total = 2122 sq ft / 197.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition
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