



91 Lady Mayor Drive, Bedford, MK41 0FH



91 Lady Mayor Drive
Bedford
MK41 0FH

Price £475,000

A modern detached family
home with two en suites and a
private garden...

Detached
Cloakroom
Office
Dining room
Large lounge
Kitchen/breakfast room
Four bedrooms
Two en suites
Garage
Private garden
Freehold

- Council Tax Band F
- Energy Efficiency Rating C



Offering access to a wide range of local amenities...



Lane and Holmes are delighted to offer for sale this very well-presented detached family home which is situated on the eastern edge of Bedford, close to open space and with easy access to the southern bypass.

The accommodation is arranged over two floors and includes an entrance hall, cloakroom and an office. The large lounge has double doors that open to the rear garden and there is also a formal dining room. The modern kitchen offers integrated appliances, space for dining and further access to the rear garden. There is an adjoining utility room.

Moving to the first floor, there are four bedrooms and a family bathroom, all accessed from a central landing, and both the master bedroom and bedroom two benefit from en suite shower rooms.

Further benefits include double glazing and gas fired central heating.

Outside, the property provides a driveway at the side which leads to a garage. At the front there are areas of lawn with a paved path to the front door, and the rear garden offers a paved patio and is predominantly lawn. The garden is not overlooked from the rear.

There are a wide range of amenities close by including supermarkets on Goldington Road and Church Lane, a medical centre in Church Lane as well as Mark Rutherford School found on Wentworth Drive. Bedford itself offers fast rail links to London and the southern bypass links the A1 and M1.

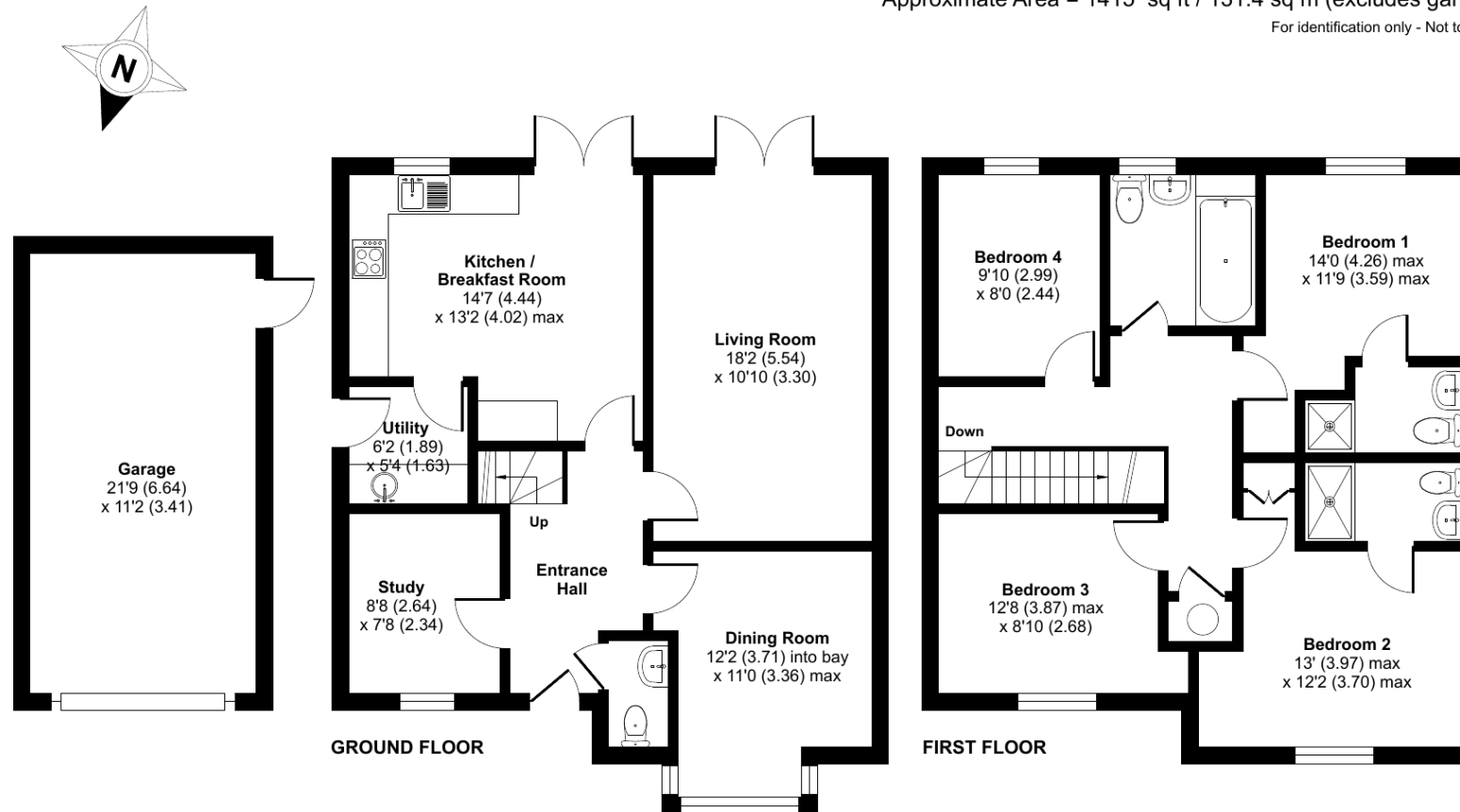
The seller informs us there is an annual service charge for the development which is in the region of £208 for 2025/26. This information should be verified by your legal advisor.



Lady Mayor Drive, Bedford, MK41

Approximate Area = 1415 sq ft / 131.4 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2025. Produced for Lane & Holmes. REF: 1265482



01234 327744 | sales@laneandholmes.co.uk | www.laneandholmes.co.uk | 66-68 St Loyes Street, Bedford, Bedfordshire, MK40 1EZ

Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

