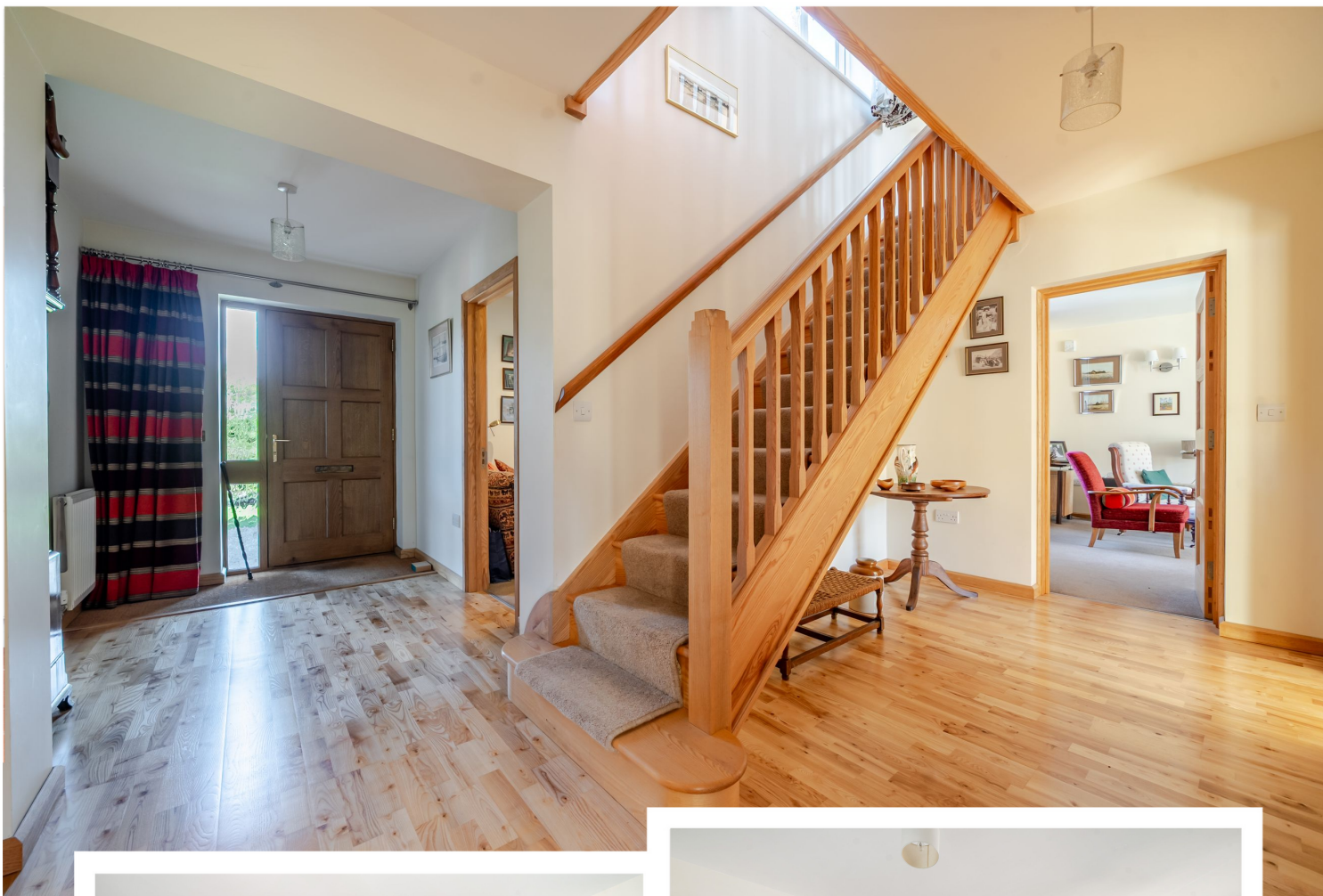




278 Kimbolton Road, Bedford, MK41 8AD







278 Kimbolton Road
Bedford
MK41 8AD

Price £850,000

Spacious and stylish family home on a generous plot in a highly sought-after location...

Extensively refurbished in 2012

0.25 acres plus, subject to survey

Reception hall

Ground floor shower room

Three reception rooms

Kitchen and utility room

Workshop/storage

Master bedroom with en suite

Three further bedrooms

Family bathroom

Garage and gardens

Freehold



- Council Tax Band F
- Energy Efficiency Rating C



We are delighted to bring to market this extended and beautifully maintained detached family home, set on a substantial plot of in excess of a quarter of an acre (sts) in one of Bedford's most desirable areas. Originally refurbished to a high standard in 2012, the property has been meticulously cared for ever since.

A thoughtfully designed front extension has significantly enhanced the living space, creating a welcoming reception hall, a generous study, and a modern ground floor shower room.

The ground floor accommodation includes a spacious, dual-aspect living room that extends from the front to the rear of the house, and a formal dining room that flows seamlessly into a well-fitted and fully equipped kitchen. A good-sized utility room is conveniently located off the kitchen.

The integral garage is accessible from the hallway and features a large rear workshop and storage area, offering excellent flexibility for hobbies or additional storage needs.

Upstairs, the home offers four well-proportioned bedrooms. The master suite boasts a stylish en suite shower room and a spacious walk-in wardrobe. The remaining three bedrooms are served by a contemporary family bathroom.

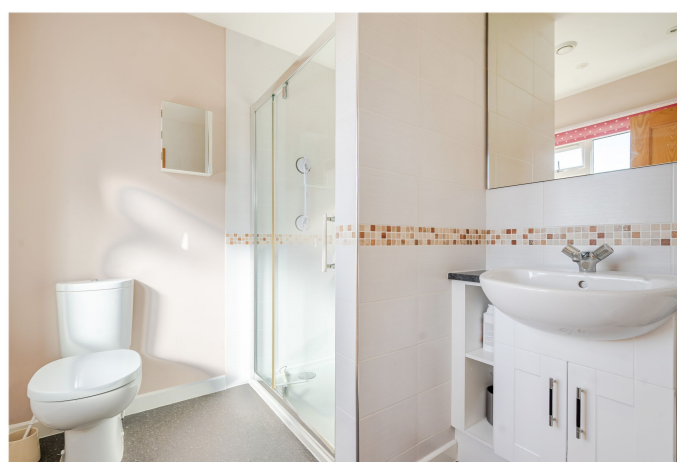




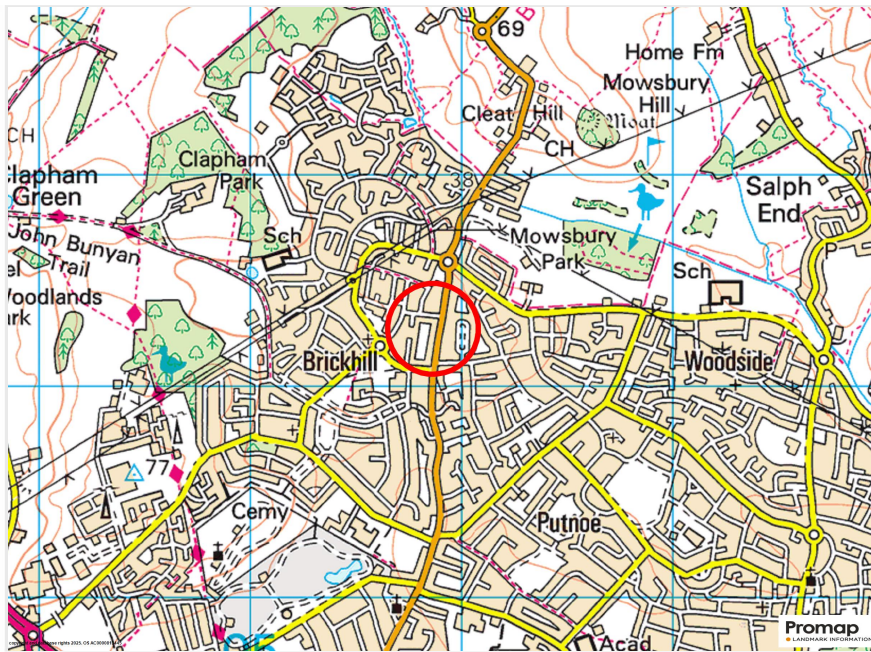
High-quality PVCu double-glazed windows and doors were installed during the 2012 refurbishment, along with a gas-fired boiler that has been serviced annually.

Outside, the property is equally impressive. A landscaped front garden is complemented by a block-paved driveway providing off-road parking for multiple vehicles and access to the garage with an automated door. Side access on both sides of the property leads to the larger-than-average rear garden, which is predominantly laid to lawn and features a well-stocked kitchen garden, mature fruit trees, a greenhouse, and a garden shed.

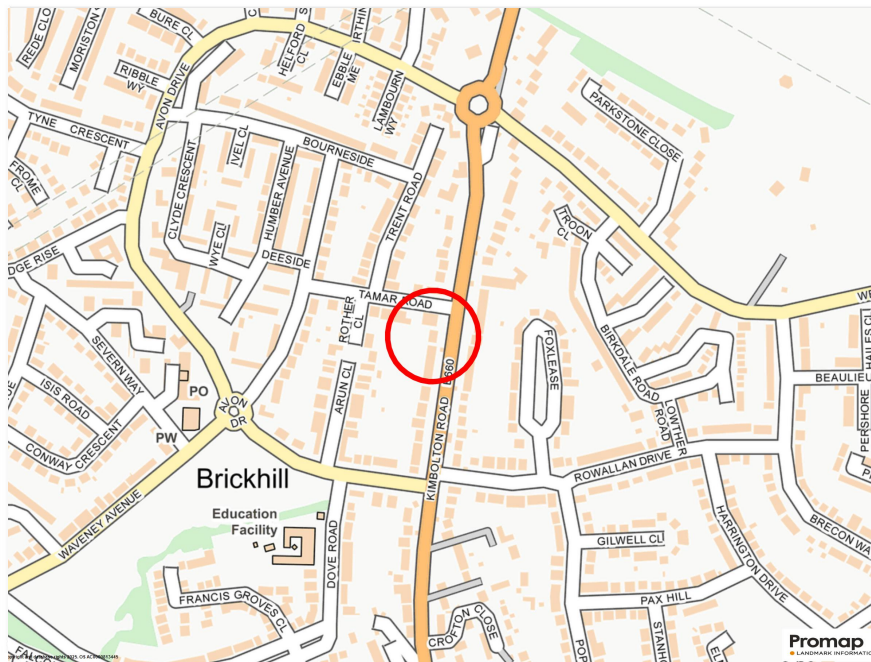
The location is a major highlight. Bedford's 62-acre Victorian Park is within walking distance and offers a café, tennis courts, and scenic walks. The town centre is easily accessible, offering a full range of shopping, dining, and recreational facilities, as well as both state and highly regarded independent schools. Bedford's mainline station provides fast and frequent services to London, and the nearby southern bypass offers convenient links to the A1 and M1.







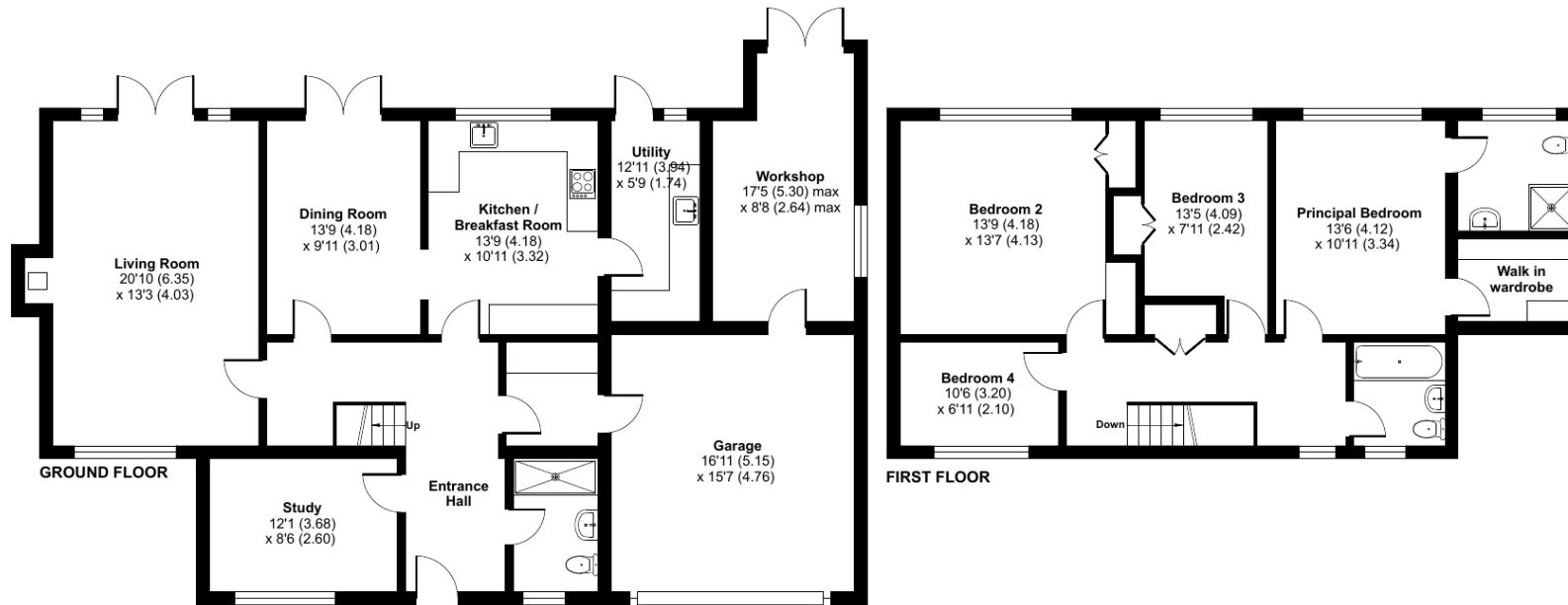
Bedford Railway Station 2 miles • Milton Keynes Station 19 miles • A1 Black Cat Roundabout 11 miles • M1 Junction 13 12 miles • Luton Airport 23 miles • Stansted Airport 47 miles • London 64 miles



Kimbolton Road, Bedford, MK41

Approximate Area = 2041 sq ft / 189.6 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: 1349358



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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.

