



69 Grange Road, Blunham, Bedfordshire MK44 3NS





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Blunham  
Bedfordshire  
MK44 3NS

Guide £500,000

Rarely available  
redevelopment opportunity...

Redevelopment opportunity

Planning (now lapsed) for extension  
and alterations

Three bedrooms

Living room & conservatory

Kitchen

Bathroom

Garage

Large plot

No chain

Popular location

Freehold

- Council Tax Band F
- Energy Efficiency Rating E







Located in a very sought after location, this three bedroom detached bungalow requires refurbishment throughout and in 2021 was granted planning permission by Central Bedfordshire Council for an extension and remodelling programme. (Ref – CB/21/03302/FULL – now lapsed). The bungalow is set on Grange Road, a quiet no through road, close to the edge of the village.

The current accommodation could just be modernised should a proposed purchaser not require the accommodation proposed by the extension works.

It currently consists of three bedrooms, a kitchen, a living room with a conservatory off, a bathroom and there is an additional WC.

The property has an old central heating system which we understand is oil fired. (Source - EPC) Our enquiries have led us to believe that mains gas has previously been connected to the property, but there is currently no meter connected.

The property sits on a large plot with an extensive frontage and has a garage and carport. The rear garden offers excellent scope to landscape and includes some mature shrubs and trees.

Blunham is a popular village location offering a range of facilities and is just a few minutes' drive from the A1. Bedford, Sandy & St Neots are readily accessible and offer fast and frequent mainline rail services.

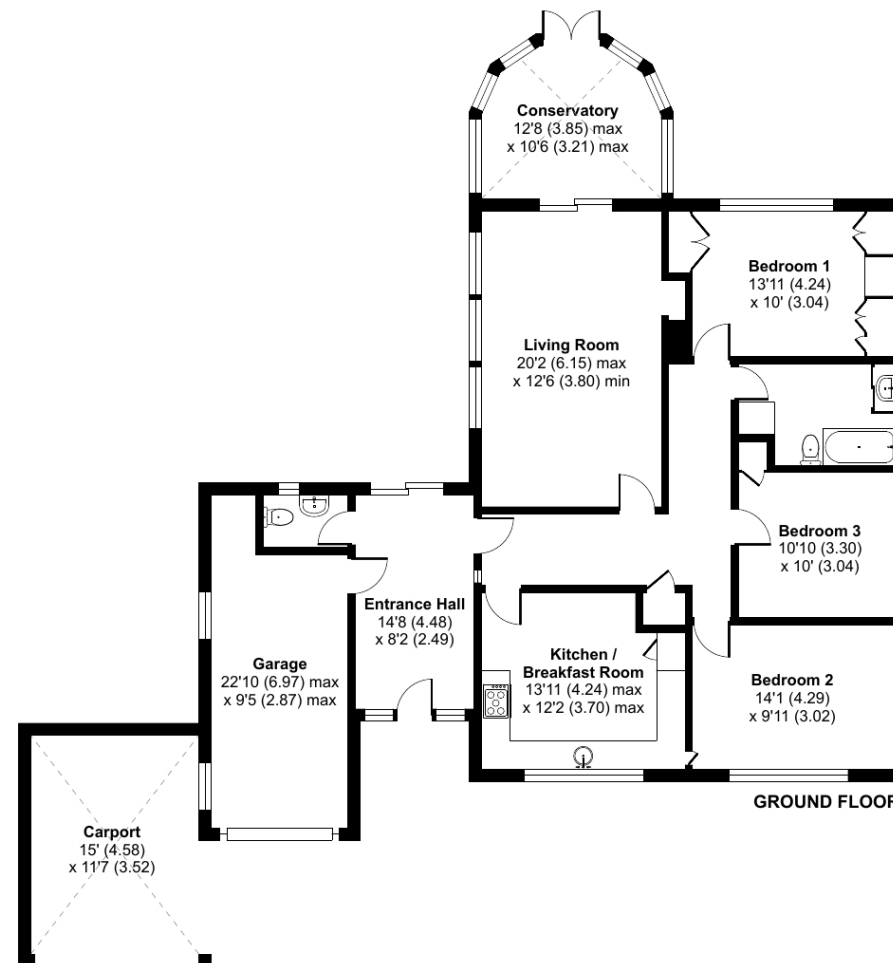
Bedford Railway Station • 9 miles  
 St Neots • 7 miles  
 A1 Black Cat Roundabout • 3 miles  
 M1 Junction 13 • 16 miles  
 Luton Airport • 31 miles  
 Stansted Airport • 41 miles  
 London • 53 miles



## Grange Road, Bedford, MK44

Approximate Area = 1344 sq ft / 124.8 sq m (excludes carport / garage)

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: 1221013



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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.

