



179D Kimbolton Road, Bedford MK41 8DR





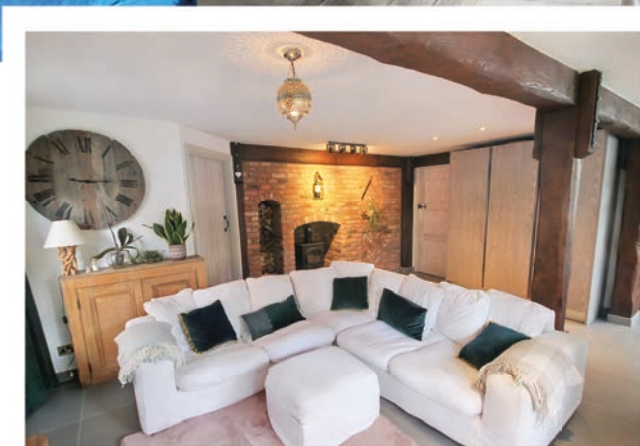


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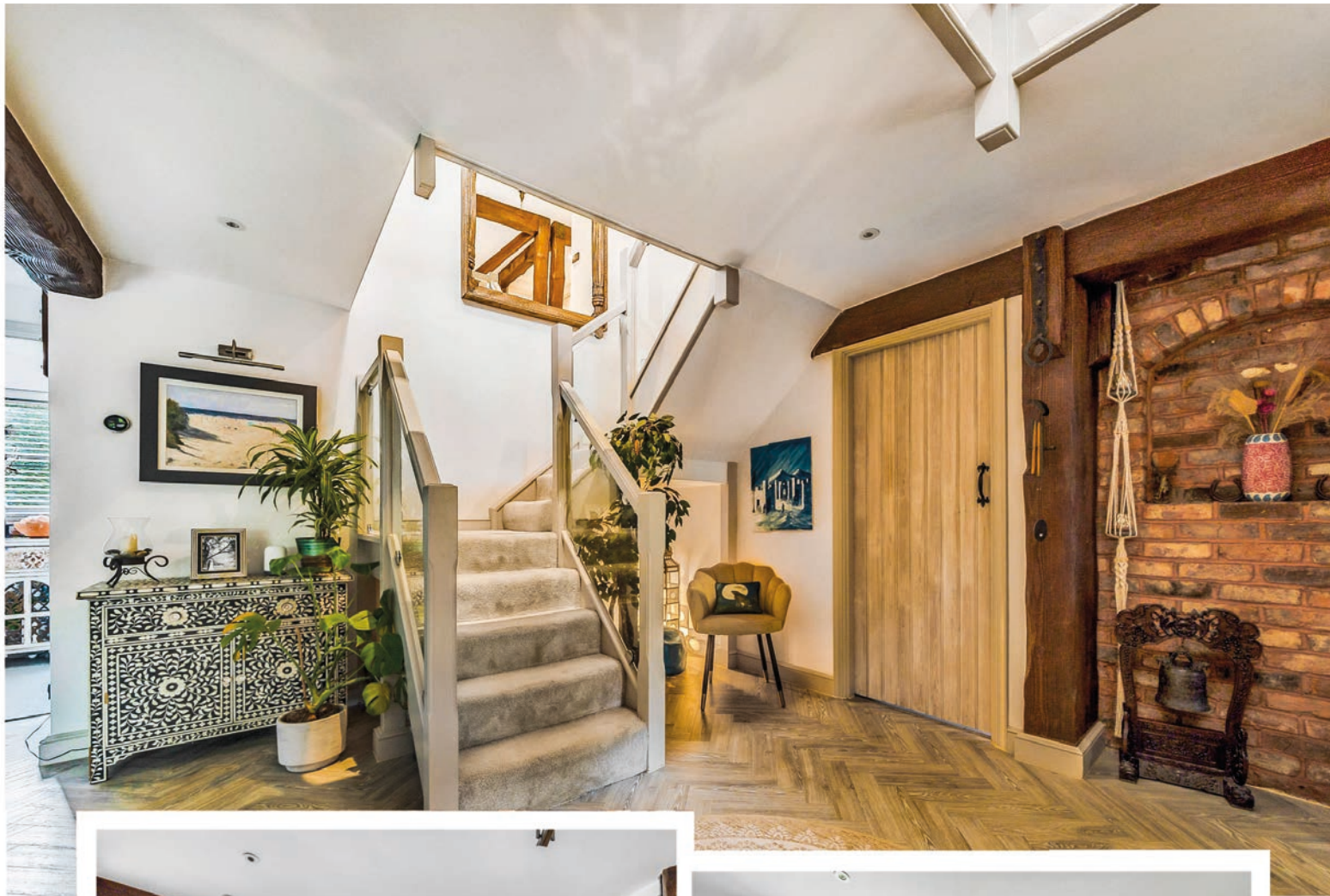
OIEO £1,000,000

Rarely available modern
family home in excellent
order...

- Rarely available detached home
- Cloakroom
- Open plan kitchen/family room
- Separate living room
- Two studies and a playroom/bedroom five
- Utility room & pantry
- Four bedrooms
- Three bath/shower rooms
- Gas central heating
- Large garage
- Secluded plot



- Council Tax Band G
- Energy Efficiency Rating C



Lane & Holmes are delighted to have the opportunity to market this considerably improved and updated detached Potton Timber Home, which was constructed around 2000. It is set just off Kimbolton Road and accessed via a small side road in a truly enviable position.

The house offers contemporary styling throughout and has been constructed with attractive reclaimed bricks. Inside the typical Potton timber features are prevalent with beams, exposed brickwork, ledge and brace doors, a galleried landing and a superb master bedroom with a vaulted ceiling.

On the ground floor, the presence of this home is set immediately with the entrance hall having grey herringbone style floor and stairs to the first floor.

To the rear of the property, the family room directly adjoins the kitchen, which in turn opens out to a conservatory area providing dining space. This area is very much the “hub” of the home for day to day living. Grey ceramic tiled floors run throughout this area, with the living room also having a superb brick-built fireplace containing inset detail and a woodburning stove. The kitchen is fitted to a high standard and includes appliances, Minerva worksurfaces and a waterfall Minerva island. The living space is very flexible and also includes a separate triple aspect living room to the front which boasts a large inglenook open fireplace.

Also on the ground floor, there are two separate studies, a playroom/possible fifth bedroom, a pantry area, a utility fitted with a comprehensive range of rustic units and a cloakroom.





On the first floor there is a spectacular master bedroom suite which features a vaulted ceiling, a wide range of fitted wardrobes, a dressing room and an en suite which has been refitted to include a large walk-in shower, twin wash hand basins and a corner bath. There are three further bedrooms, a large refitted family bathroom and there is also an en suite shower to bedroom two.

The property has gas fired central heating and primary double glazed windows.

To the front, the property is accessed via electric gates with ample off road parking being available on a gravel driveway. There is also a larger than typical integral garage. The rear garden is an excellent feature and offers complete privacy with a mature range of shrubs, trees and hedges. There is varying landscaping including a decked seating area.

Bedford's sixty-two acre Victorian Park is within walking distance where a park café and public tennis courts can be found. The property is also well located for access to Bedford's town centre with its full range of shopping, recreational and highly regarded independent and state schools. Bedford's station is also handy for fast and frequent services to the capital as is Bedford's southern bypass that links the A1 with the M1.







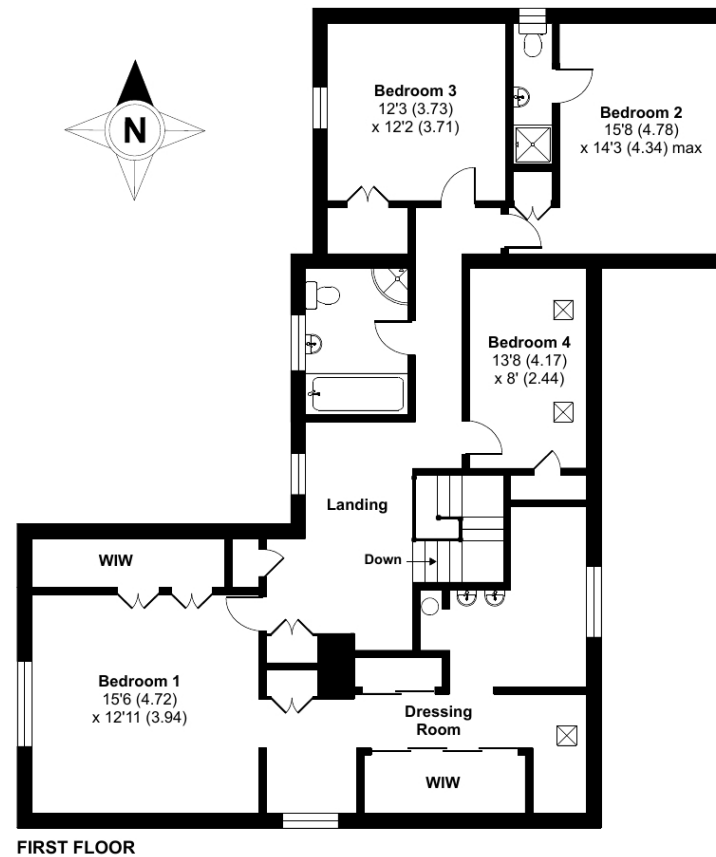
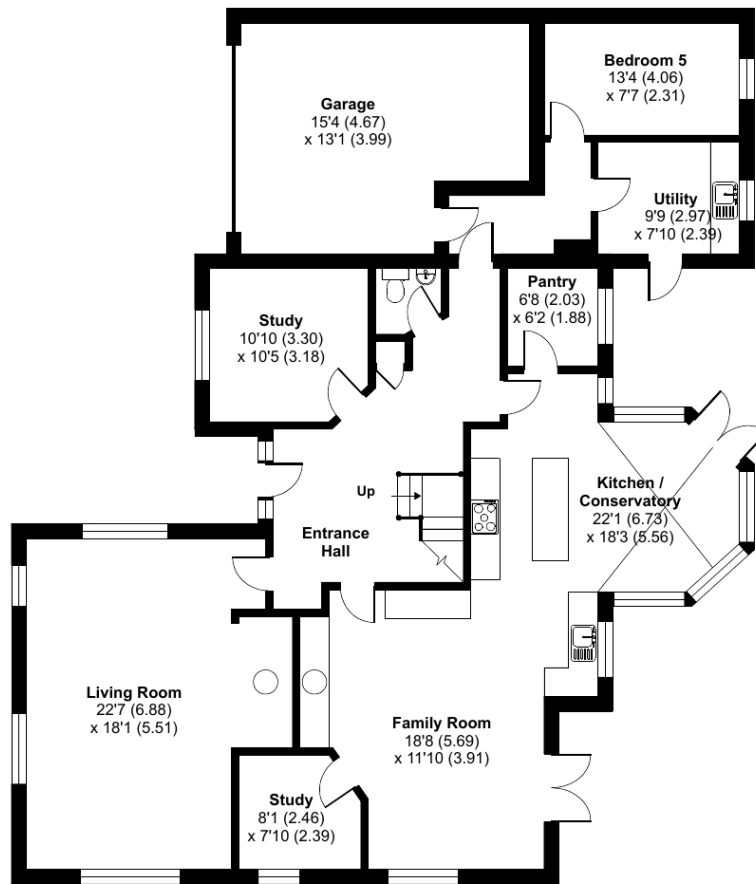
Bedford Railway Station 2 miles • Milton Keynes 18 miles • A1 Black Cat Roundabout 8 miles • M1 Junction 13 14 miles • Luton Airport 24 miles • Stansted Airport 50 miles • London 60 miles



Kimbolton Road, Bedford, MK41

Approximate Area = 3151 sq ft / 292.7 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Lane & Holmes. REF: 1039035



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