



Because property is personal with...

Lancaster Road, Shortstown

BELVOIR!

£310,000



Key Features

- Stunning conservatory with far-reaching countryside views
- Two spacious double bedrooms with fitted wardrobes
- Refitted kitchen/breakfast room with granite worktops
- Large monoblock driveway providing off-road parking for 4–5 vehicles
- Beautifully landscaped rear garden with raised patio area and large shed
- Sought-after MK42 location – excellent





Beautifully presented 2-bedroom home with stunning countryside views, located in the sought-after MK42 area of Bedford.

This spacious and modernised home offers a fantastic blend of stylish interiors and outdoor space, making it ideal for families, professionals, or downsizers. Situated in a peaceful residential street within easy reach of Bedford town centre, local amenities, and excellent transport links, the property is move-in ready and offers scope for future extension (STPP).

On the ground floor, the property welcomes you with a bright entrance hall leading to a convenient downstairs WC. The **refitted kitchen/breakfast room** is a real highlight, boasting granite worktops, an induction hob, and integrated double oven. The **spacious sitting room** features a living flame gas fire and opens into a generous **conservatory**, perfect for entertaining or simply enjoying the far-reaching views over the garden and surrounding countryside.

Upstairs, the **main bedroom** includes fitted wardrobes and a dressing table, while the **second double bedroom** offers additional built-in storage and a workspace. The **family bathroom** is fitted with a contemporary four-piece suite including a separate shower cubicle.

Externally, the property continues to impress with a **large monoblock driveway** providing off-road parking for multiple vehicles, a **manicured rear garden with raised patio area**, and a **large shed** for storage.

Location highlights:

- Located in the **popular Shortstown** area
- Excellent access to **Bedford train station** (approx. 20 mins drive)
- Easy reach of the A421, A6, and M1 for commuters
- Walking distance to the **local primary school**, supermarkets, and park
- Close to **Bedford Hospital South Wing** and **Bedford town centre**

This home offers a rare combination of rural views, modern living, and town convenience — early viewing is highly recommended!

Entrance Hall

Welcoming entrance hall with a double-glazed front window and door. Stairs rise to the first floor. Doors leading to:

Downstairs WC

Double-glazed window to the side, wash hand basin, and WC.

Kitchen Breakfast Room 19'2" x 8'3" (5.8m x 2.5m)

Refitted to a high standard with sleek granite work surfaces, an induction hob, and an integrated double oven. Bright and airy with a dual aspect.

Sitting Room 14'10" x 10'10" (4.5m x 3.3m)

Double-glazed window to the front. Features a living flame gas fire and access to the conservatory.

Conservatory 17'4" x 13'5" (5.3m x 4.1m)

Spacious and versatile with stunning views over the garden and open countryside. Ideal for dining and relaxing. Double doors lead to a raised patio area.

Landing

Loft access and a rear-facing double-glazed window.

Bedroom One 14'10" x 8'11" (4.5m x 2.7m)

Generously sized with a range of quality fitted wardrobes and a dressing table. Double-glazed window to the front.

Bedroom Two 11'6" x 9'11" (3.5m x 3m)

Double bedroom with fitted wardrobes and a built-in desk. Window to the front.

Family Bathroom

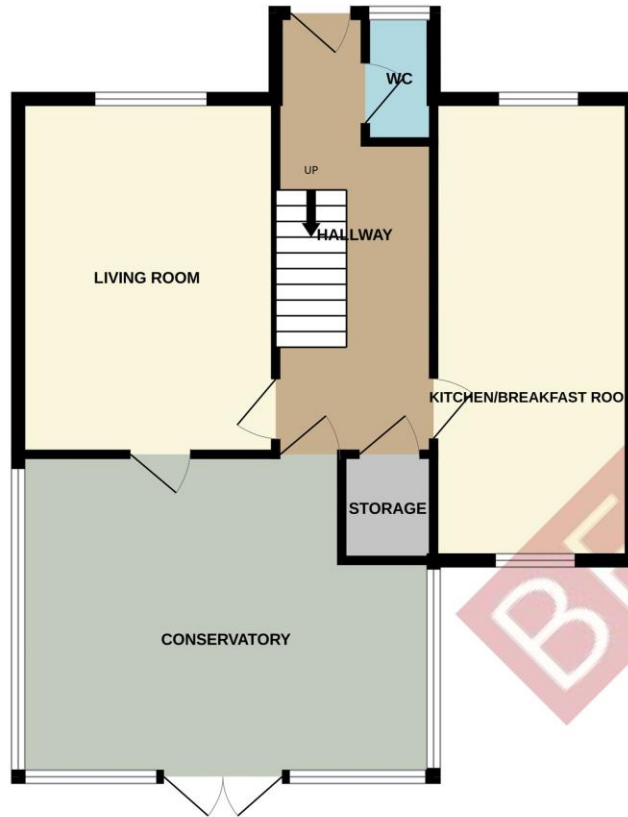
Stylish four-piece suite in white including bath, separate shower cubicle, basin, and WC. Rear window and heated towel rail.

Outside

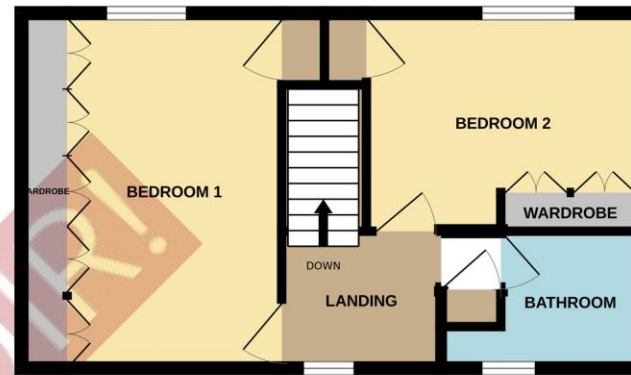
Large monoblock driveway offering parking for 4–5 vehicles. Beautifully manicured lawn with a raised patio area and a large shed. Enjoy far-reaching views across open countryside. Potential for extension (subject to planning permission).



GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 1049 sq.ft. (97.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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