

# 45 Shakespeare Road

Bedford | Bedfordshire | MK40 2DX

Lane & HOLMES
LLP Est. 1985



# 45 Shakespeare Road

Bedford | Bedfordshire | MK40 2DX

## Price £620,000

Attractive Mock Tudor detached family home close to Bedford train station...

## Key Features

Attractive and characterful Mock Tudor family home

Approximately 1,590 sq ft of accommodation

Spacious living room opening into the conservatory

Four bedrooms and updated family bathroom

Fitted kitchen with pull-out breakfast bar and garden views

Beautiful mature garden with summer house and shed

Garage, carport and extensive off-road parking

Conveniently located for Bedford town centre and train station

Freehold

- Council Tax Band: E
- Energy Efficiency Rating: D







## Accommodation

A particularly attractive and characterful Mock Tudor detached home, ideally positioned within easy reach of Bedford train station and the town centre. Combining period charm with generous accommodation, the property extends to approximately 1,590 sq ft, excluding the garage, carport and outbuildings, and is very well maintained throughout, offering an excellent balance of traditional features, practical family space and useful additional accommodation.

The handsome frontage is approached via a substantial paved driveway, enclosed by a low brick wall boundary, creating an attractive and welcoming first impression while providing extensive off-road parking. The property has considerable kerb appeal, with its distinctive Mock Tudor elevations, timber detailing, tiled roof and established greenery. A welcoming entrance porch with a recently upgraded front door leads into the entrance hall.

Internally, the ground floor is particularly well suited to family living. The entrance hall features attractive hardwood flooring, providing a warm and welcoming introduction to the home. The bay-fronted dining room provides a lovely formal entertaining space, while the spacious living room has a pleasant outlook and opens directly into the conservatory, creating a useful additional reception area and a natural connection to the garden.

The fitted kitchen is complemented by a separate utility room and features a convenient pull-out breakfast bar, providing a versatile space for casual dining or entertaining. The kitchen also enjoys lovely views over the garden, creating a pleasant outlook while preparing meals. A downstairs cloakroom adds further convenience.













The cloakroom is believed to retain its original tiles, providing an interesting period feature and adding to the character of the house.

Upstairs are four bedrooms and a beautifully updated Fired Earth family bathroom, which is a particular feature of the home. The third bedroom benefits from bespoke fitted wardrobes, providing excellent built-in storage. The front-facing bedrooms and bedroom three also benefit from triple-glazed windows, providing enhanced insulation and helping to create a quieter environment.

## Outside

Outside, the garden is a beautiful and peaceful sanctuary, featuring an attractive figure-of-eight pathway that winds through established trees and creates a wonderful sense of privacy and tranquillity. The mature planting and thoughtfully arranged layout provide a lovely setting for relaxation and outdoor enjoyment. At the bottom of the garden is a useful shed, ideal for additional storage.

The property also offers excellent ancillary space, including a garage and a substantial carport with an electronically operated door, providing additional covered parking or storage. The garden also benefits from a versatile summer house, which could be used as a hobbies room, home office or leisure space. Together with the garden shed, these additional spaces provide considerable flexibility for family life, work and leisure.

This is a very well-maintained and thoughtfully presented family home, combining distinctive period character with a range of useful modern improvements and excellent outside space.





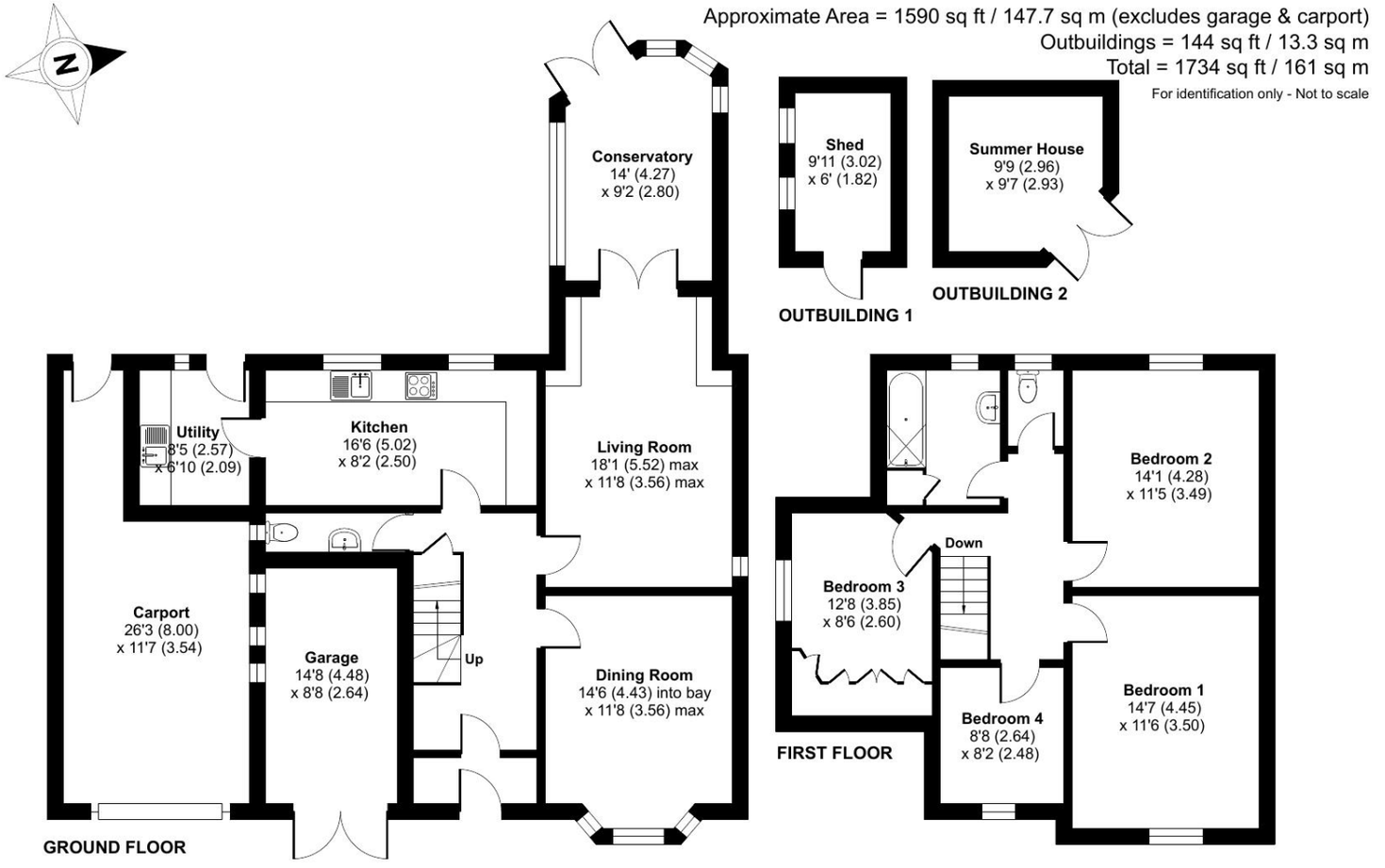






# Shakespeare Road, Bedford, MK40

Approximate Area = 1590 sq ft / 147.7 sq m (excludes garage & carport)
Outbuildings = 144 sq ft / 13.3 sq m
Total = 1734 sq ft / 161 sq m
For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lane & Holmes. REF: 1514948

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