



**28 Duck End Lane, Biddenham,  
Bedfordshire MK40 4AL**





Nestled in the heart of the highly sought after village of Biddenham, this charming three bedroom 1930's semi-detached house with a large garden offers a wonderful opportunity to acquire a period property brimming with character and potential. This delightful home is perfect for those looking to create their dream residence, with scope to extend and personalise to suit modern living requirements.

Inside, the accommodation comprises three well proportioned bedrooms, a refitted bathroom, a welcoming reception hall with space for a desk and a spacious lounge featuring a charming fireplace that serves as a focal point plus a large window providing views to the front.

The kitchen is fitted with a comprehensive range of units complete with a built in oven and hob and an integrated fridge/freezer.

The 86 ft x 45 ft garden to the rear provides ample opportunity for outdoor entertaining, gardening, or even the addition of a summer house or home office. The garden is a particular highlight, offering a private and tranquil setting with mature shrubs and lawn, ideal for families and those who enjoy spending time outdoors. The 53 ft x 24 ft side garden leads to the front where off road parking is available.

One of the stand out features of this home is its position and the delightful open views over the country park towards the local church, adding a sense of peace and community to the setting. This picturesque outlook is a rare find and enhances the overall charm of the property.

Biddenham is a highly desirable village located just a short drive from Bedford town centre, offering a blend of tranquillity and convenient access to amenities. The village boasts a strong community spirit, with a well regarded primary school, sports pavilion, and a popular village pub/restaurant. For those who enjoy the outdoors, there are numerous footpaths and green spaces nearby, perfect for walking, cycling. In addition to its village charm, there are excellent transport links, with easy access to the A421, making commuting to Bedford, Milton Keynes, and beyond straightforward. Bedford railway station is also within easy reach, providing direct services to London St Pancras in under an hour.

Early viewing is highly recommended to fully appreciate the potential and unique features on offer.

- \* **3 Bedrooms**
- \* **Spacious Lounge**
- \* **Fitted Kitchen**
- \* **Refitted Bathroom**
- \* **Part Double Glazing**
- \* **Gas Radiator Heating**
- \* **Large Rear Garden**

**FREEHOLD**

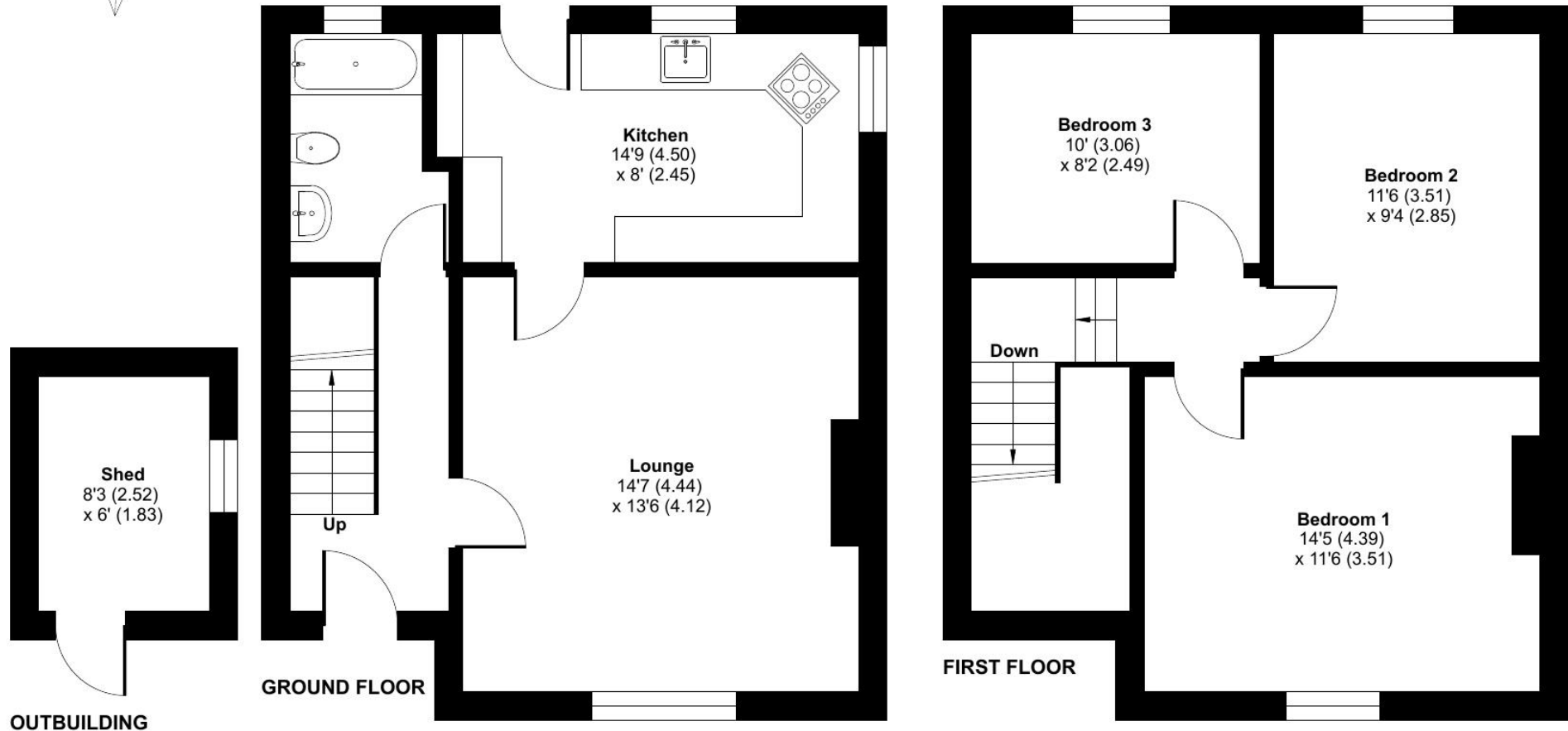
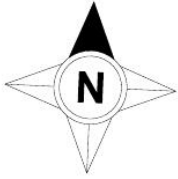


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Approximate Area = 888 sq ft / 82.4 sq m

Outbuilding = 50 sq ft / 4.6 sq m

Total = 938 sq ft / 87 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 2025. Produced for Taylor Brightwell. REF: 1440328