



**Connells**

Marlborough Park  
Kempston Bedford



### Property Description

Situated within the highly sought-after area of Kempston, this well-presented four-bedroom detached family home offers spacious and versatile accommodation throughout, making it the ideal purchase for growing families and commuters alike.

Conveniently positioned within easy reach of a range of local amenities, schools, and excellent road links, this superb home offers both comfort and practicality in equal measure.

Viewing is highly advised to fully appreciate everything this fantastic property!!

Upon entering the property, you are welcomed via an entrance porch leading into an inviting entrance hall. To the left-hand side, the property boasts a generously sized living room which flows seamlessly into the dining area, creating the perfect space for both relaxing and entertaining. To the rear, a delightful conservatory overlooks the garden and provides additional living space filled with natural light.

To the right-hand side of the property, you will find a modern fitted kitchen featuring bi-folding doors that open directly onto the patio area, ideal for indoor-outdoor living during the warmer months.

The first floor comprises four well-proportioned bedrooms along with a stylish and well-maintained family bathroom.

Externally, the property benefits from an enclosed rear garden enjoying picturesque views, providing a peaceful setting for outdoor enjoyment. Further benefits include an outbuilding and ample off-road parking to the front of the property.



**Entrance Porch**

**Entrance Hall**

**Downstairs W/C**

**Kitchen**

**Lounge**

**Conservatory**

**First Floor**

**Landing**

**Bedroom One**

**Bedroom Two**

**Bedroom Three**

**Bedroom Four**

**Family Bathroom**

**External**

**Enclosed Rear Garden**

**Driveway & Parking**

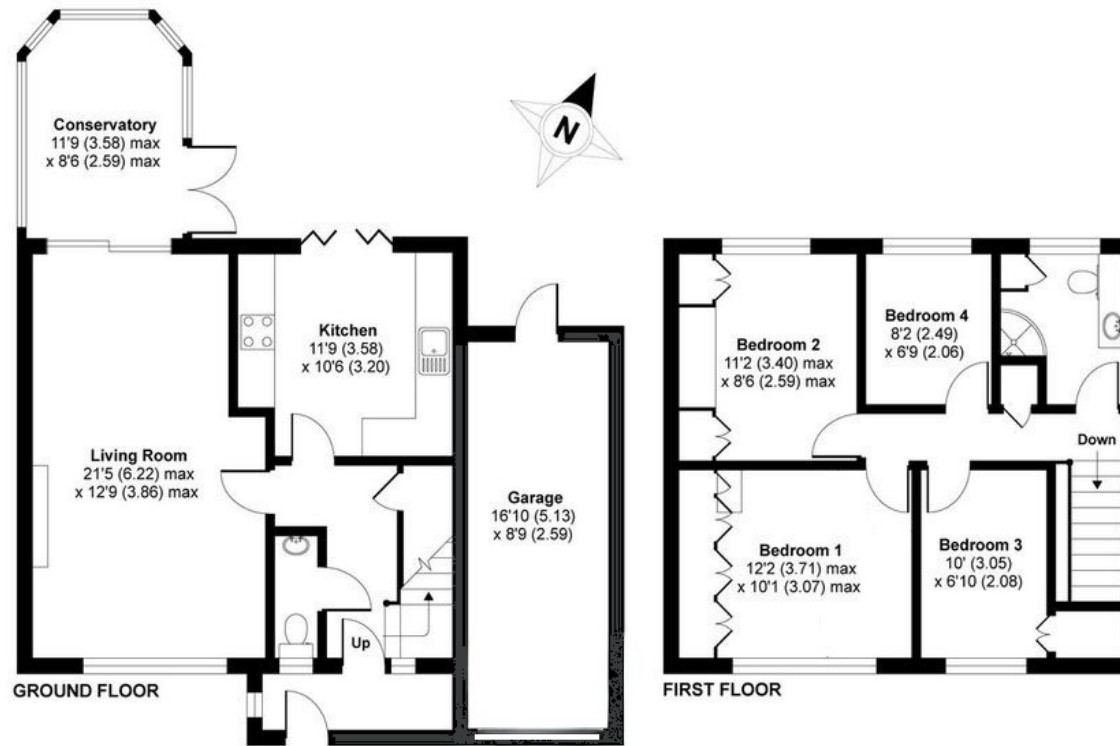






# Marlborough Park, Kempston, Bedford, Bedfordshire, MK42

APPROX. GROSS INTERNAL FLOOR AREA 1182 SQ FT 110 SQ METRES (EXCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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42 Allhallows  
BEDFORD MK40 1LN

EPC Rating: Council Tax  
Awaited Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/BED313116](http://connells.co.uk/Property/BED313116)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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