



1b Nursery Gardens

Bedford | Bedfordshire | MK41 8DU

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OIEO £625,000

A stunning family home tucked away off Kimbolton Road...

Key Features

- Detached home in a private location
- Entrance hall
- Study/playroom
- Large dual aspect living room
- Kitchen/diner
- Cloakroom and utility room
- Four bedrooms with en suite to master
- Home office
- Garage and parking
- Private rear garden
- Freehold

- Council Tax Band: F
- Energy Efficiency Rating: C





Lane and Holmes are delighted to offer for sale this individual detached family home with four bedrooms and a high degree of privacy.

The accommodation is arranged over two floors including a large entrance hall with storage and a cloakroom. There is a study/playroom as well as a large dual aspect sitting room. Across the rear of the property is a beautiful kitchen/diner which provides an island unit with space for a range style cooker. There are double doors to the rear garden and there is also space for an American style fridge/freezer. The ground floor also provides a utility room with further storage.

There are a total of four bedrooms on the first floor, all accessed from a central and well lit landing. The master bedroom provides an en suite shower room and fitted wardrobes, whilst two of the remaining three bedrooms benefit from fitted storage. There is also a fitted family bathroom and the property also benefits from double glazing and gas fired central heating.

Outside the property is approached from a long shingled driveway, shared with the neighbours to the front. There is a garage and off road parking and there is the useful addition of a self-contained office, complete with an adjoining kitchenette and WC. The rear garden offers a re-laid patio area which now provides a perfect space for a family BBQ and the garden itself is a generous size offering a large degree of privacy as it backs on to mature gardens.



Nursery Gardens lies off Kimbolton Road and offers easy access to the town centre and excellent schooling including that by the well-respected Harpur Trust. For the commuter, Bedford station offers fast and frequent services to the capital and beyond. Bedford Park and local shopping parades are all within walking distance.

Bedford Railway Station • 2 miles
Milton Keynes • 18 miles
A1 Black Cat Roundabout • 12 miles
M1 Junction 13 • 14 miles



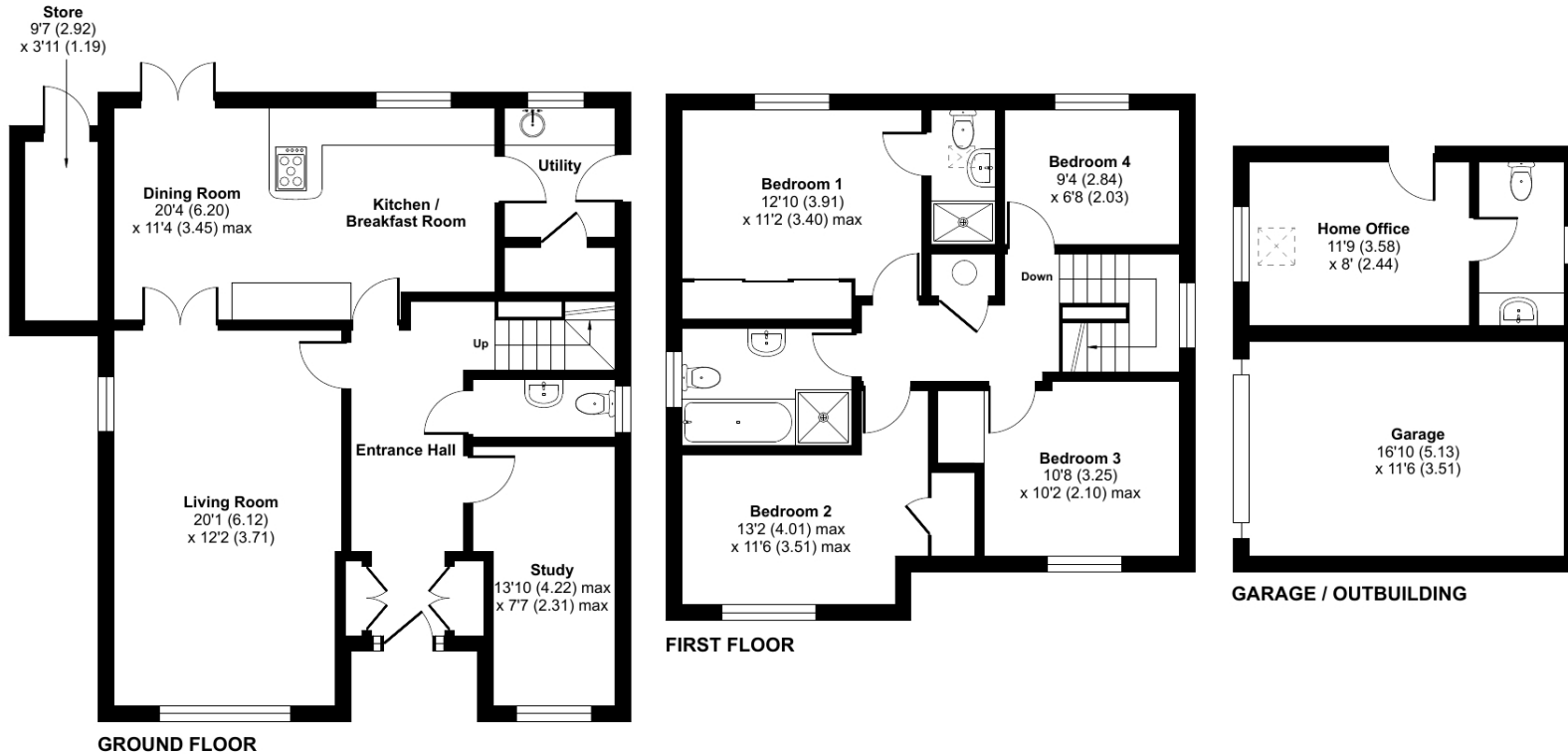
Nursery Gardens, Bedford, MK41

Approximate Area = 1485 sq ft / 137.9 sq m (excludes garage)

Outbuildings = 185 sq ft / 17.2 sq m

Total = 1670 sq ft / 155.1 sq m

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: 1005564

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