



22 Linnet Way, Bedford, MK41 7HN



22 Linnet Way  
Bedford  
MK41 7HN

Price £350,000

Corner plot & wrap-around garden

Three bedrooms

Living room

Kitchen/diner with pantry

Recently modernised wet room

Double glazing throughout

Garage and ample parking

Extend potential & no chain

Freehold



- Council Tax Band D
- Energy Efficiency Rating D

Semi-detached bungalow occupying a corner plot...



Situated on a generous corner plot on the popular Linnet Way in Bedford, this well-proportioned three-bedroom bungalow offers no upward chain and excellent potential for modernisation and extension (subject to planning permission).

The property comprises an entrance porch leading to a central hallway. To the rear is a bright and spacious living room with garden views and sliding doors opening directly outside, complemented by an electric fire. The kitchen/dining room also enjoys garden views, features a pantry cupboard, and provides space for dining.



There are three well-sized bedrooms, with bedrooms one and two benefiting from fitted wardrobes, along with a wet room fitted with an electric fan heater. The property further benefits from double glazing throughout.

Externally, the home truly stands out, with generous wrap-around gardens offering privacy and superb outdoor space. There is clear scope to extend to the side or rear (subject to planning permission), enhancing both living space and long-term value.

The garage, located at the bottom of the garden, is accessed via Falcon Avenue and benefits from power and lighting, with additional parking in front.

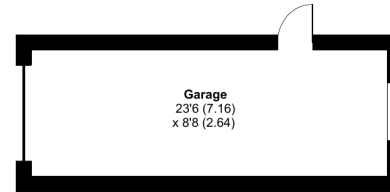
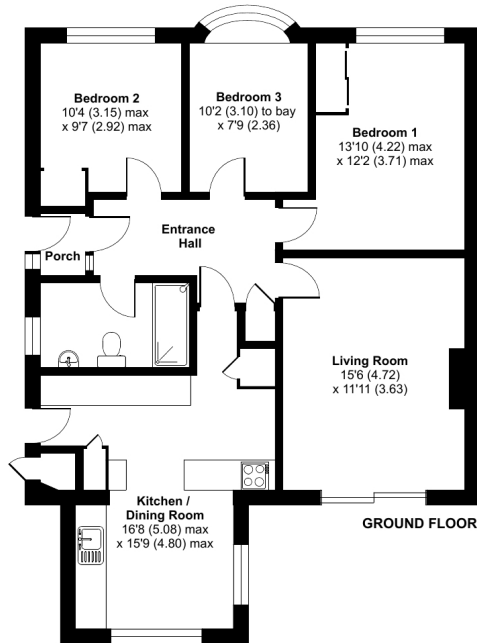
# Linnet Way, Bedford, MK41

Approximate Area = 921 sq ft / 85.5 sq m

Garage = 193 sq ft / 17.9 sq m

Total = 1114 sq ft / 103.4 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). © nkhocom 2026. Produced for Lane & Holmes. REF: 1438043

01234 327744 | [sales@laneandholmes.co.uk](mailto:sales@laneandholmes.co.uk) | [www.laneandholmes.co.uk](http://www.laneandholmes.co.uk) | 66-68 St Lyses Street, Bedford, Bedfordshire, MK40 1EZ

Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

