# 7 Caves Lane

Bedford | Bedfordshire | MK40 3DR

Lane & HOLMES LLP Est. 1985

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## Guide £700,000

Beautifully presented, extended detached family home in a sought-after location...

## Key Features

Beautifully presented and substantially extended

Stunning open-plan kitchen/dining room

Separate living room

Four spacious double bedrooms

Generous fifth single bedroom

Stylish family bathroom plus two shower rooms

Practical utility room

Generous, private rear garden

Off-road parking for multiple vehicles

Freehold

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

## Accommodation

This exceptional detached family home has been significantly extended and enhanced by the current owners to an impressive standard, creating superb, versatile open-plan living space. Ideally positioned just outside Bedford town centre, it also enjoys easy access to the popular amenities, cafés and independent shops along nearby Castle Road.

On the ground floor, the property opens into a welcoming entrance hall, finished with tiled flooring and wall panelling. From here, the home flows into the stunning open-plan kitchen/dining room, which has been extended to create a bright, spacious area with Velux windows and bi-folding doors. Featuring tiled flooring, solid oak worktops, exposed steelwork and a large central island, this room offers a sophisticated blend of style and functionality. The ground floor also includes a well-proportioned living room overlooking the front of the property, a practical utility room and a well-presented shower room.

Upstairs, the first floor comprises three well-proportioned bedrooms, including two spacious doubles and a generous single. These are served by a stylish family bathroom, complete with a freestanding roll-top bath, Victorian-style tiled flooring and elegant wall panelling, creating a timeless space full of character.

The converted loft forms the second floor of the property, offering two bright and spacious double bedrooms. Each features Velux roof windows alongside distinctive circular feature windows, flooding the rooms with natural light while adding unique architectural character. A contemporary shower room completes this floor, finished with waterproof vinyl flooring and sleek UPVC wall panelling to provide a stylish yet practical finish.

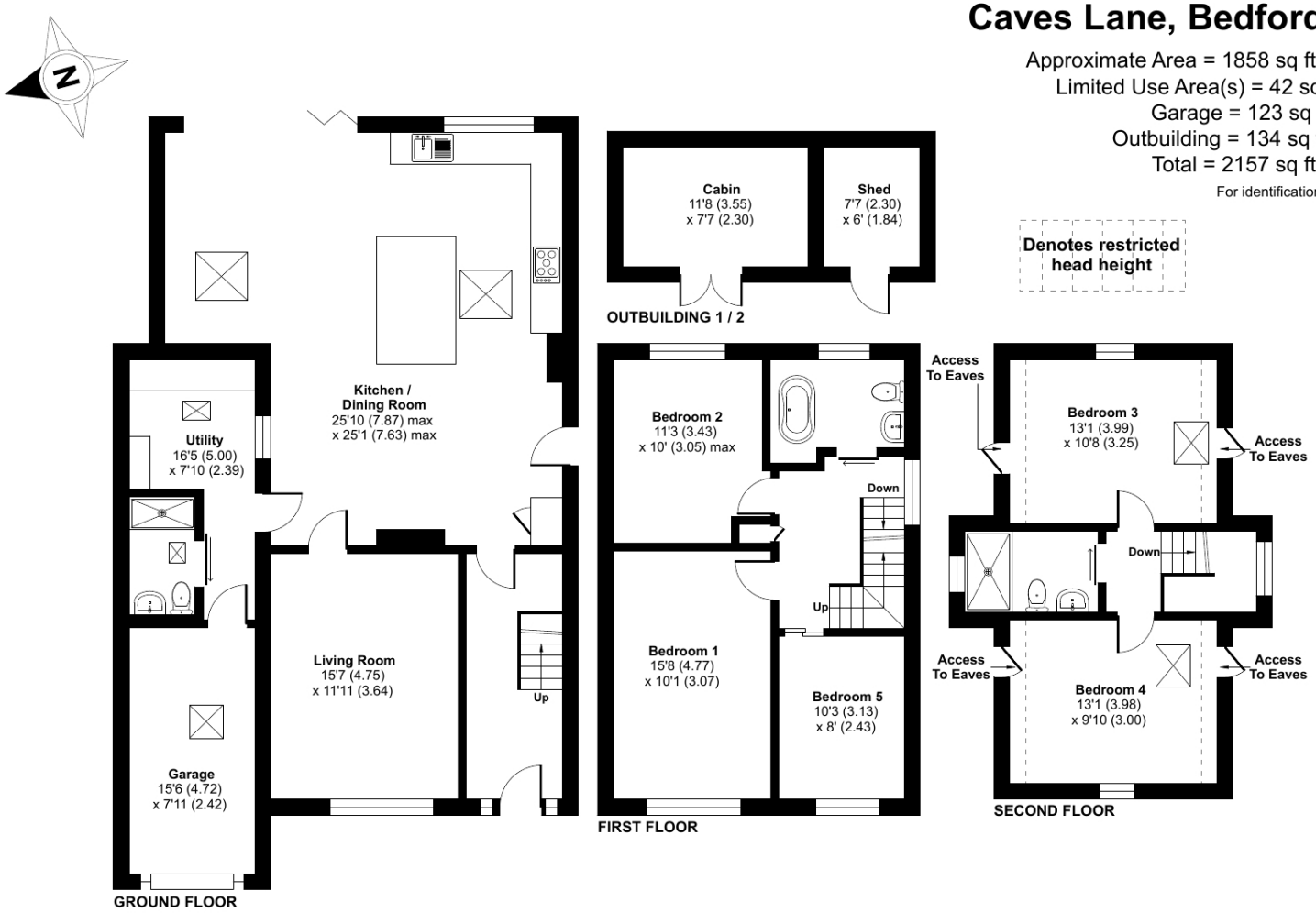
## Outside & Area

Outside, the property boasts a sizeable private rear garden with a patio area, perfect for al fresco dining. The remainder of the garden is laid with low-maintenance artificial grass, while planted borders surround the edges, providing space for a variety of plants and flowers. Excellent storage is provided by a spacious cabin, which benefits from power, as well as an adjoining shed. To the front, the property benefits from off-road parking for multiple vehicles and a garage, currently used as additional storage. Further benefits include underfloor heating throughout the ground floor, gas central heating to the remainder of the home, and double glazing throughout.

Caves Lane is a quiet, well-established residential street within walking distance of Bedford town centre, the ever-popular Castle Road, the picturesque River Great Ouse and Bedford Embankment. The location offers an excellent balance of peaceful surroundings and convenience, with highly regarded schools, local shops, cafés, restaurants, parks and leisure facilities all close by. Bedford railway station is also easily accessible, providing

# Caves Lane, Bedford, MK40

Approximate Area = 1858 sq ft / 172.6 sq m
Limited Use Area(s) = 42 sq ft / 3.9 sq m
Garage = 123 sq ft / 11.4 sq m
Outbuilding = 134 sq ft / 12.4 sq m
Total = 2157 sq ft / 200.3 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: 1488874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