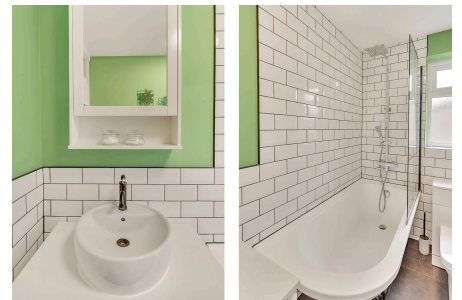


## Lovat Walk, Kempston, Bedford, MK42

Offers Over £290,000

3 1 1



Urban Luxe Property are delighted to present this fantastic three bedroom semi-detached family home, ideally situated in the popular area of Kempston, Bedford offered with NO ONWARD CHAIN.

Upon entering, you are greeted by a well-proportioned reception room, offering a bright and inviting space for relaxation or entertaining. The layout flows thoughtfully, leading to a good sized kitchen complete with an island housing a four ring gas hob. Above you will find a modern extractor fan. The kitchen leads nicely into a conservatory offering versatility of usage.

Upstairs, the property features three comfortable bedrooms, providing ample space for rest and personal retreats. A well-appointed updated family bathroom serves the bedrooms.

Outside you will find a low maintenance garden laid to artificial lawn. The property also benefits from a garage in a separate block. The roof has recently undergone some maintenance with upgraded insulation improving the initial EPC to C.

The home is nestled in Kempston, a sought-after area known for its convenient amenities and community feel. Residents benefit from easy access to local schools, shops, and recreational facilities. Excellent transport links connect Kempston to Bedford town centre and wider regions via the A421/M1/A1/A6, making it an ideal location for commuters and families alike.

This delightful property offers a wonderful opportunity to settle into a well-regarded neighbourhood. Arrange your viewing today to fully appreciate what the property has to offer.

In summary the property offers:-

- Bright and spacious open-plan living area
- Updated kitchen with island
- Conservatory
- Principal bedroom with built-in storage
- Bedroom 2 with built-in storage
- Bedroom 3
- Beautifully renovated family bathroom

OUTSIDE:

- Newly landscaped front garden
- Newly landscaped low-maintenance rear garden
- Garage in block

EPC Rating: C

Council Tax Band: C

## Key Features

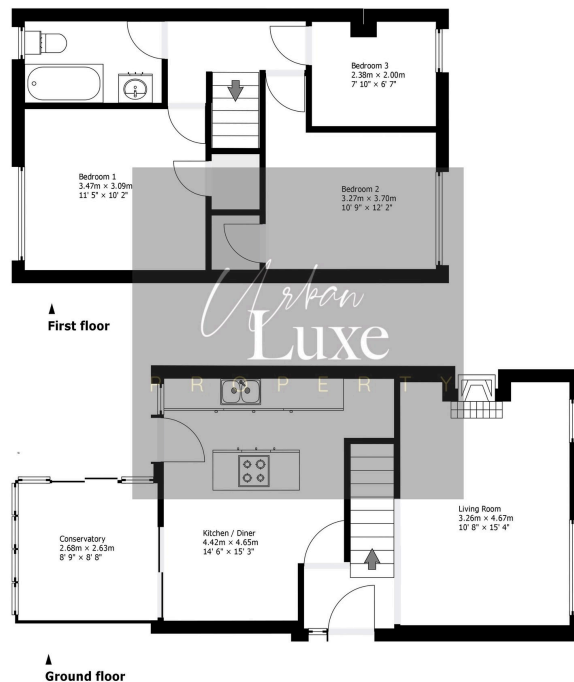
- 3 Bedrooms
- Kitchen with island
- Modern family bathroom
- Close to good schooling
- Excellent transport links via A421/M1/A1/A6
- Spacious lounge
- Conservatory
- Garage in block
- Close to amenities
- NO CHAIN

**Ground floor** - 34.83 m<sup>2</sup> / 374.93 sq ft

**First floor** - 35.05 m<sup>2</sup> / 377.24 sq ft

**Approx total area** - 76.92 m<sup>2</sup> / 752.17 sq ft

**Approx total area with conservatory** - 86.32 m<sup>2</sup> / 827.98 sq ft



*This floorplan is provided as a guide to illustrate layout and should not be used for planning. Measurements are approximate and not to scale.*