



117 Putnoe Lane, Bedford, MK41 8LB

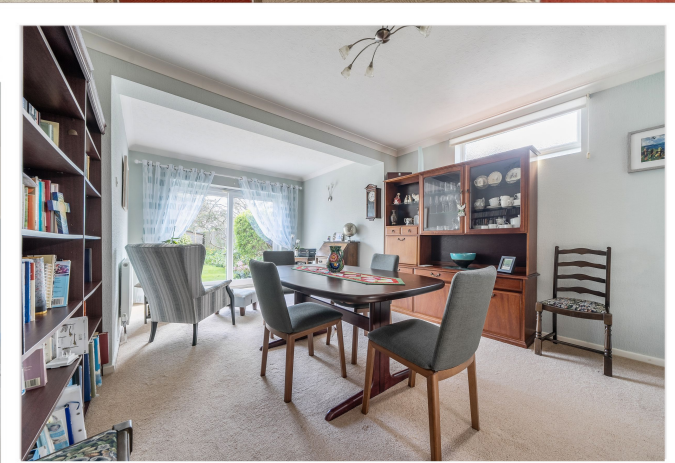


117 Putnoe Lane
Bedford
MK41 8LB

Guide £600,000

Beautifully presented home
with an impressive rear
garden...

Five-bedroom detached family home
Sought-after Putnoe Lane location
Refitted kitchen with Neff appliances
Open-plan family and dining space
Bright sun room overlooking garden
En suite to principal bedroom
Large garage with electric door & access
Solar panels & extension potential
Freehold



- Council Tax Band F
- Energy Efficiency Rating B

Offering a generous and versatile living space in a sought-after location...



Set along the highly sought-after Putnoe Lane, this beautifully presented five-bedroom home offers generous and versatile living space, ideally positioned close to highly regarded schools, local amenities, and excellent transport links.

At the heart of the home is a recently refitted kitchen/breakfast room, thoughtfully designed and finished to a high standard, featuring premium Neff appliances including an induction hob, double ovens, microwave, and dishwasher, along with ample workspace. This opens seamlessly into a spacious family and dining area, creating an ideal setting for both everyday living and entertaining.

A particular highlight is the stunning sun room, filled with natural light and enjoying attractive views over the rear garden - providing a peaceful and inviting space to relax in.

The ground floor is further enhanced by a well-proportioned living room, a practical utility room, and a cloakroom.

Upstairs, the property continues to impress with five generously sized bedrooms, offering excellent flexibility for growing families, guest accommodation, or home working. The principal bedroom benefits from a stylish modern en suite with a double shower, while the family bathroom is well appointed with both a bath and a separate shower.

Externally, the home features a beautifully maintained rear garden with mature shrubs and trees, there are lawn and patio areas, ideal for outdoor dining. The larger-than-average garage benefits from integral access via the utility room and is fitted with an electric door, while ample off-road parking adds further convenience. Solar panels to the rear contribute to improved energy efficiency and reduced running costs.

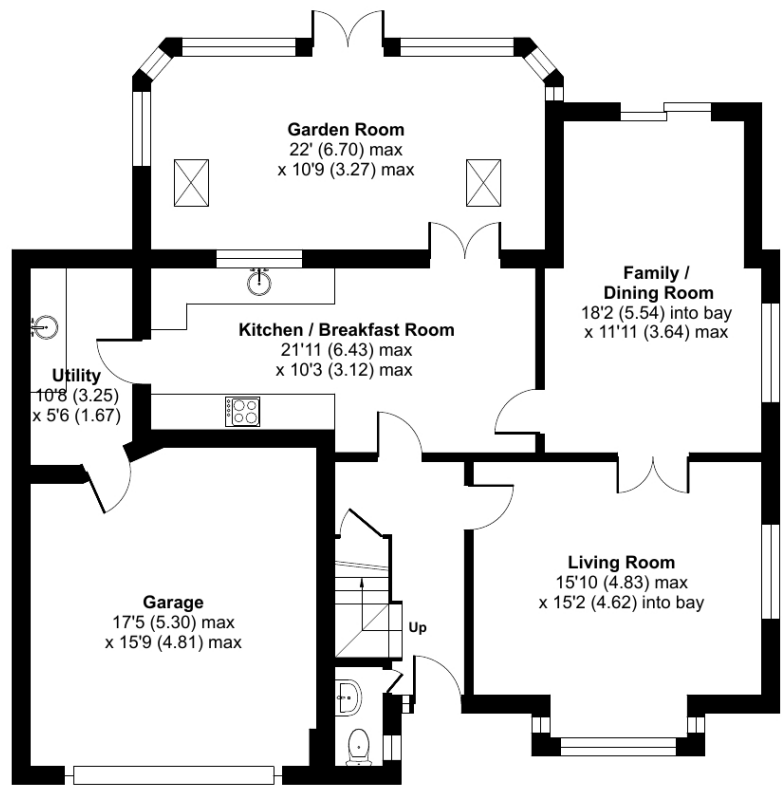
Putnoe Lane is off Kimbolton Road and gives very convenient access to local schools, both state and private.



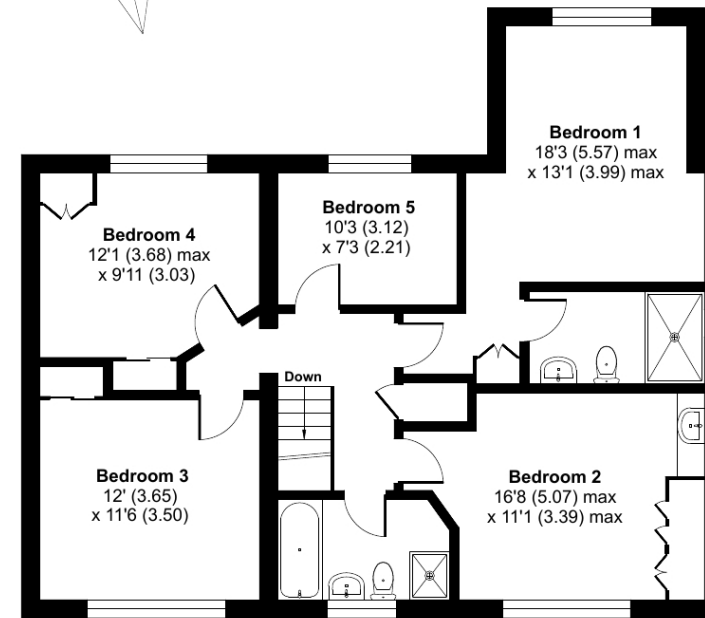
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Approximate Area = 2009 sq ft / 186.6 sq m (excludes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄checom 2026. Produced for Lane & Holmes. REF: 1436114



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