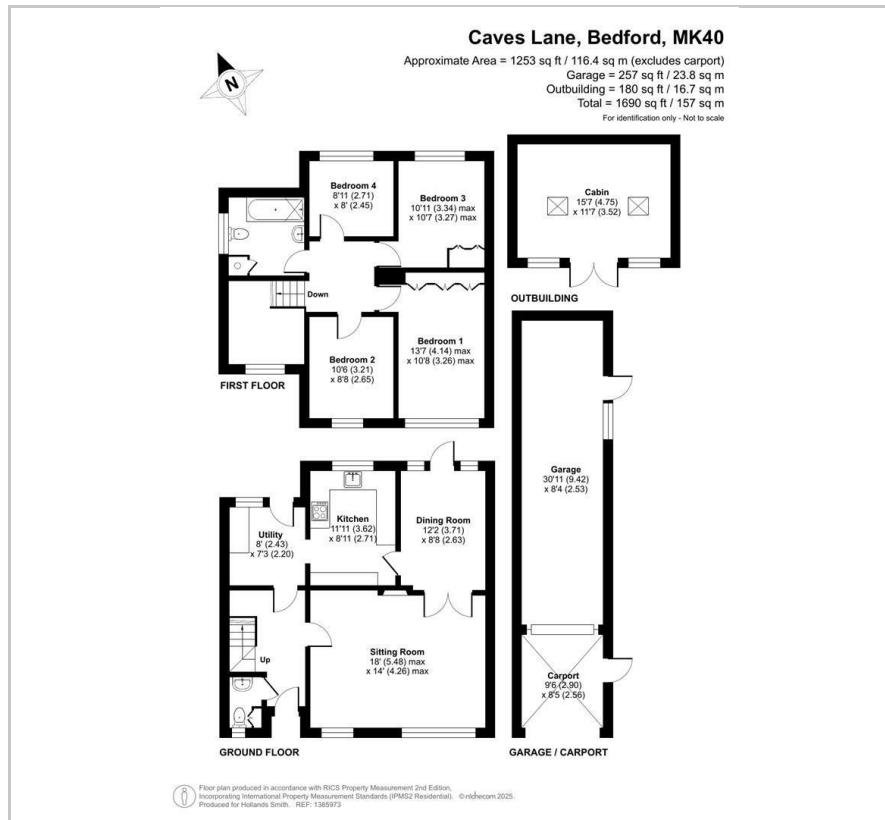




8 Caves Lane
, Bedford, MK40 3DR
£475,000



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	81
EU Directive 2002/91/EC			

Viewing

Please contact our Bedford Office on 01234 216612 if you wish to arrange a viewing appointment for this property or require further information.

- Spacious Detached family Home
- Four Bedrooms
- Separate Sitting and Dining Rooms
- Utility Room & Ground Floor Cloakroom
- Off Road Parking
- Double Length Garage
- No Chain
- Sunny West Facing Garden

This established detached family home is available with no upward chain and offers spacious and adaptable accommodation on a generous garden plot. The large living room to the front of the ground floor offers a bright and airy feel with a full-height double glazed window to the front. There is also a dining room with French doors to the rear garden and a modern kitchen with wooden worktops and integrated oven & hob. In addition, there is a useful utility room as well as a ground floor cloakroom. The first floor landing area is flooded with natural light and there are four bedrooms, two with fitted wardrobes, and a bathroom with a replaced contemporary suite. Heating is by gas to radiators and all of the windows are uPVC double glazed. Outside, off road parking for several vehicles is available with the driveway extending down the side of the house to the car port and double length garage. To the rear, there is a sunny west facing garden which extends to around 75' in depth, 40' in width and has a large cabin with power and light as well as covered decked area with built-in bar and seating.

Caves Lane is situated less than a mile from Bedford town centre, convenient for the range of specialist shops and cafes along Castle Road and well-regarded schools including the outstanding-rated Castle Newnham Primary. The Embankment is a short walk away as are both Bedford and Russell Parks. Local sports clubs such as Riverside Tennis and Bedford Rugby are close by and there are regular buses into the town, if required. For the commuter, Bedford's mainline rail station offers fast rail links into London St Pancras. EER: C



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