



286 Kimbolton Road
Bedford | Bedfordshire | MK41 8AG





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OIEO £950,000

2,462 sq ft residence on nearly 0.2 acres and on one of Bedford's most sought-after roads...

Key Features

Detached family residence spanning 2,462 sq ft

Open-plan kitchen/dining, dedicated utility

Three reception rooms, fireplace in two

Five double bedrooms, two en suites

Gated plot approaching 0.2 acres

Beautiful west-facing garden

One of Bedford's most sought-after roads

10-min drive to town, 15-min cycle to the station

Doorstep of Mowsbury Park and Putnoe Wood

Freehold

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



Located on one of Bedford's most sought-after roads is this immaculate 1950s family residence spanning 2,462 sq ft, on a plot approaching 0.2 acres with a beautiful garden and a gated driveway.

Accommodation

For sale for the first time in over 20 years, 286 Kimbolton Road is a rare gem: a substantial family residence that retains traditional charm. Part of its charm is how well looked after it's been over the last two decades and how well loved it is by three generations. Whether you've lived here for 20 years or just stepped into the home for the first time, you can't help but notice how light and airy it is, with high ceilings, lots of glazing and large, open rooms.

The property has been extended to the side and rear. With the plot as generous as it is, it made sense to better balance the internal and external space. As well as enlarging the accommodation and overhauling plumbing, heating and electrics, the 2008 extension created open-plan living space, combining kitchen and dining areas. This is, of course, the heart of the home, working wonderfully for daily life and weekend entertaining alike.

The kitchen has a timeless design, with white cabinetry, fitted island unit, solid oak surfacing and ceramic tiling. Integrated appliances include a Neff five-ring gas hob and oven, a microwave and a dishwasher. There's space for a free-standing fridge/freezer in the kitchen and a washing machine and a tumble dryer in the utility. The utility room is conveniently just off the kitchen and fitted in the same design.





Also at the rear of the house is a spacious sitting room, with both a log burner for cosy winter nights and double doors onto the garden for summery days. To the front are two further reception rooms. A large family room with open fire and a music room/study. These can be easily adapted depending on your lifestyle/life stage.

Heading upstairs, past the feature window through which sunlight streams in, are five double bedrooms. Bedrooms one and two benefit from an en suite shower room, and bedroom one also has a Juliet balcony offering outlooks over the garden. The remaining three bedrooms share the family bathroom, while visitors have a cloakroom downstairs. The four-piece luxury family bathroom has a freestanding bath you'll definitely appreciate after a long day.

Outside

The property sits on a plot approaching 0.2 acres. At the front is a gated driveway affording private parking for multiple cars, screened from the road by high hedging. Previously approved plans for a double garage to the front are available upon request.

At the rear is a beautiful, well-maintained west-facing garden. It offers a good degree of privacy with a broad expanse of lawn and mature planting around the boundaries. The full width patio provides a substantial space for dining and entertaining. The sizeable plot provides ample space for children to play and gardening enthusiasts to enjoy. A mature Bramley apple tree provides the focal point to a practical and private garden.



To the side of the house is a cycle shed with front and rear access. At the end of the garden a further shed provides storage for a lawn mower and garden tools.

Area

Kimbolton Road is one of Bedford's most sought-after roads. No wonder, being in close proximity to our picturesque parks and green spaces, the renowned Harpur Trust schools, as well as quick connections into the capital (services to London St Pancras take as little as 42 minutes). No.286 is at the top end, less than a 10-minute drive into town, a 15-minute cycle to the station, and a 10-minute walk to Mowsbury Park and Putnoe Wood.

Bedford town centre offers all sorts - from museums, theatres and cinemas, to big-brand shops and independent stores, to a long and varied list of pubs, cafés and restaurants. As for sports, there are swimming pools and gyms, plus notable football and rugby clubs. Two golf courses are on the doorstep of the address, equestrian facilities are nearby (including Keysoe International), and the rolling Bedfordshire countryside presents scenic walks for all abilities.

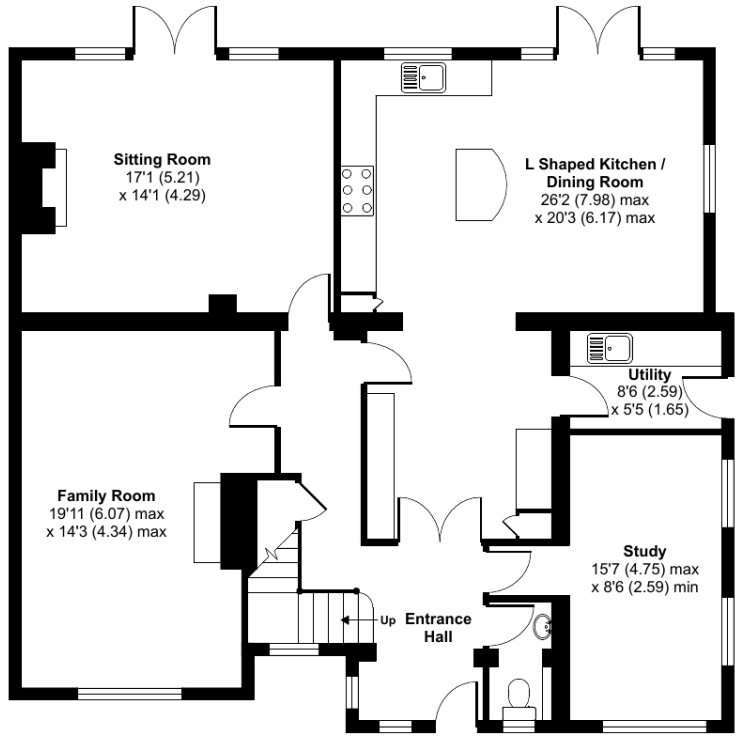




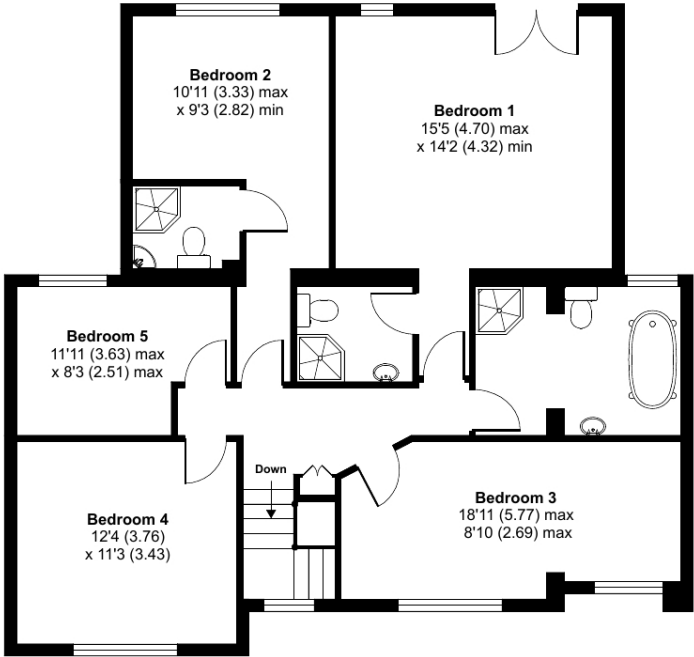
Kimbolton Road, Bedford, MK41

Approximate Area = 2462 sq ft / 228.7 sqm

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). © nitchecom 2026. Produced for Lane & Holmes. REF: 1483339

01234 327744 | sales@laneandholmes.co.uk | www.laneandholmes.co.uk | 66-68 St Loyaes Street, Bedford, Bedfordshire, MK40 1EZ

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