



51 Day's Lane, Biddenham, Bedford, MK40 4AE £795,000 Freehold

A striking and characterful 1925 home in a commanding position on quiet, tree-lined Days Lane, offering privacy, charm and an impressive modern extension. The vaulted kitchen with dramatic glazing and full-width bi-folds creates a standout living and entertaining space, complemented by two elegant lounges, a cloakroom and utility. Upstairs are two generous double bedrooms, a third bedroom and a stylish bathroom, with the principal bedroom featuring an en suite, plus a cosy loft room ideal as a child's room, study or hobby space. The 150ft garden is private and mature, offering superb potential for landscaping and outdoor living. A fully converted outbuilding sits just five metres from the house, providing a warm, versatile space for home working or a studio. The large driveway enhances the home's attractive roadside presence, completing a rare opportunity to secure a premium character property in one of Biddenham's most desirable village lanes.



Entrance Hall

Sitting Room

14'8 x 13'3 (4.47m x 4.04m)

Kitchen/Dining Room

32'11 x 14'5 (max) (10.03m x 4.39m (max))

Utility Room

12'3 x 6'11 (3.73m x 2.11m)

Snug

15'11 x 11'3 (4.85m x 3.43m)

First Floor Landing

Bedroom 1

17'1 x 14'8 (max) (5.21m x 4.47m (max))

Ensuite

Bedroom 3

16' x 11'4 (4.88m x 3.45m)

Bedroom 4

9'11 x 9'0 (3.02m x 2.74m)

Bathroom

Second Floor Landing

Bedroom 2

20'6 x 8' (max) (6.25m x 2.44m (max))

Outbuilding - Ground Floor Office

19' x 18'11 (5.79m x 5.77m)

Outbuilding - First Floor Loft Room

19'2 x 12'5 (5.84m x 3.78m)

Enclosed Rear Garden

Driveway

Biddenham Village

Biddenham is a highly desirable village near to the River Great Ouse and is located approximately 2 miles from Bedford Town Centre and just over a mile from Bedford Train Station. It has three schools, a private hospital, church and a village pub. The village hall and a secondary pavilion with grounds are used for sports and other village activities. There are great road and rail connections with good vehicular access to the A428, A6 and the A421 which leads on to the A1(M) and M1 Motorways.



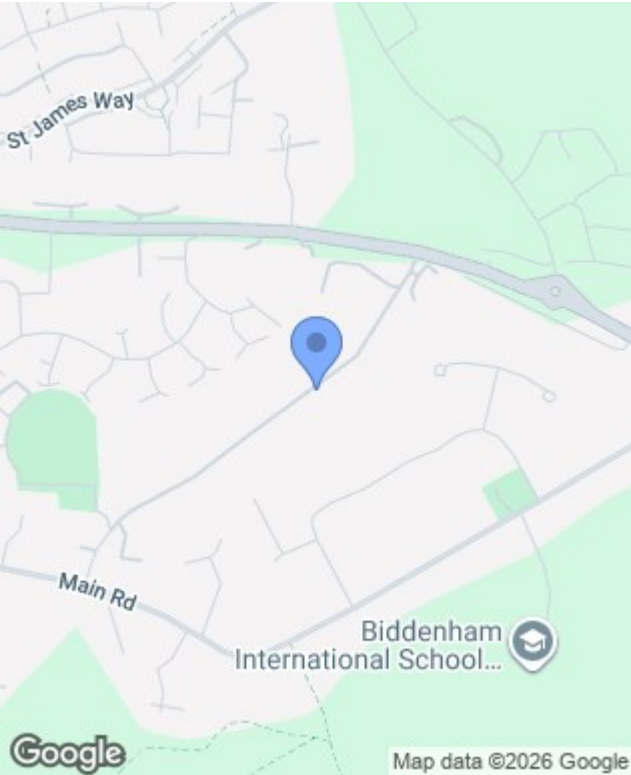


Day's Lane, Biddenham, Bedford, MK40

Approximate Area = 1976 sq ft / 183.5 sq m
Limited Use Area(s) = 66 sq ft / 6.1 sq m
Outbuildings = 559 sq ft / 51.9 sq m
Total = 2601 sq ft / 241.5 sq m
For identification only - Not to scale



Bedford : D



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	81	England & Wales	EU Directive 2002/91/EC	

These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential Ltd has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2023.



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