



5 Hare Meadow
Bedford, MK44 3ES



Christie Taylor
Partnered With
Simpsons
Property Experts

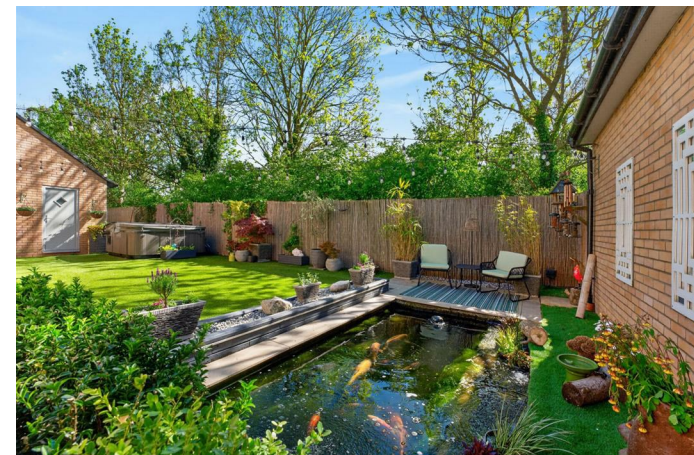
****When enquiring on this home via telephone, please press 4 for Kimbolton****

This enviably located five-bedroom former show home is presented in immaculate condition throughout and enjoys a prime position with an open aspect to the front and a private rear garden backing onto a mature spinney. Designed with modern family living in mind, the property also benefits from a driveway parking for multiple cars and a double garage.

The welcoming entrance hall features a useful store cupboard and guest WC. At the heart of the home, a spectacular 33ft kitchen/dining/family room provides an impressive everyday living and entertaining space, complete with direct access to the rear garden and a separate utility room. A dual-aspect lounge with French doors opening onto the garden offers a calm and comfortable retreat, completing the ground floor.

Split across two upper floors are five well-proportioned double bedrooms, served by the family bathroom and an additional shower room. Two of the bedrooms enjoy the luxury of en suite facilities, creating flexibility for guests or multi-generational living.

A truly standout home in a fantastic location. Viewing is highly recommended.



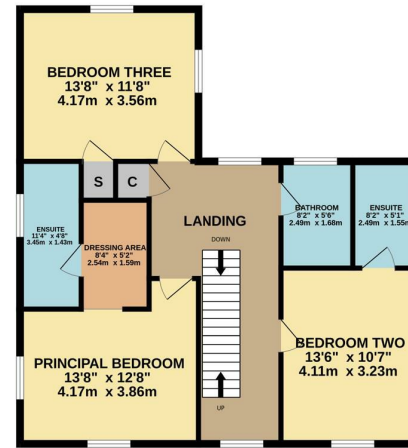
£650,000



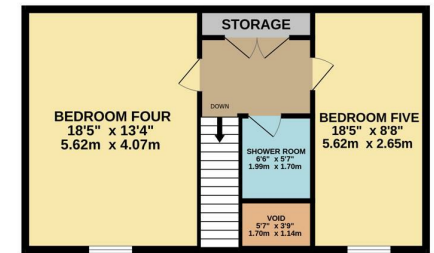
GROUND FLOOR
1283 sq.ft. (119.2 sq.m.) approx.



1ST FLOOR
824 sq.ft. (76.6 sq.m.) approx.



2ND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 2672 sq.ft. (248.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	89	89
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





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