



**Kimbolton Road, Bolnhurst, Bedford, MK44 2EL**  
**£525,000 Freehold**



A rarely available 3/4 bedroom chalet style detached house situated in this delightful rural setting and with open country views to both front and rear.

The property was constructed in the 1960's by a local builder and offers spacious and flexible accommodation to include, Entrance hall, living/dining room, kitchen, two further ground floor rooms that could be used as bedrooms or extra reception rooms, a wet room and separate WC, and a timber lean too to the rear. On the first floor there are two further bedrooms and a WC off the master bedroom that could be turned into a full en suite. There are good size gardens to the front and rear, off road parking for several cars and a single garage to the side.

The property is in need of some modernisation but has a recently replaced gas boiler (7 years), upgraded electrics (5 years) and double glazed windows (10 years).

The total plot is some 135ft deep and 40ft wide so there is potential to expand the property subject to planning.

**NO CHAIN. VIEWING STRICTLY BY APPOINTMENT.**

### Entrance Hall

### Lounge/Dining Room

16'6 x 12'10 (5.03m x 3.91m)

### Kitchen

11'8 x 9'10 (3.56m x 3.00m)

### Study/Bedroom 4

11'4 x 10'6 (3.45m x 3.20m)

### Bedroom 3

11'8 x 9'4 (3.56m x 2.84m)

### Wet Room

6'6 x 6' (1.98m x 1.83m)

### WC

### Lean To

11' x 7'7 (3.35m x 2.31m)

### Landing

### Bedroom 1

10'3 x 9'10 (3.12m x 3.00m)

### WC

### Bedroom 2

10'8 x 9'10 (3.25m x 3.00m)

### Rear Garden

### Garage

### Bolnhurst

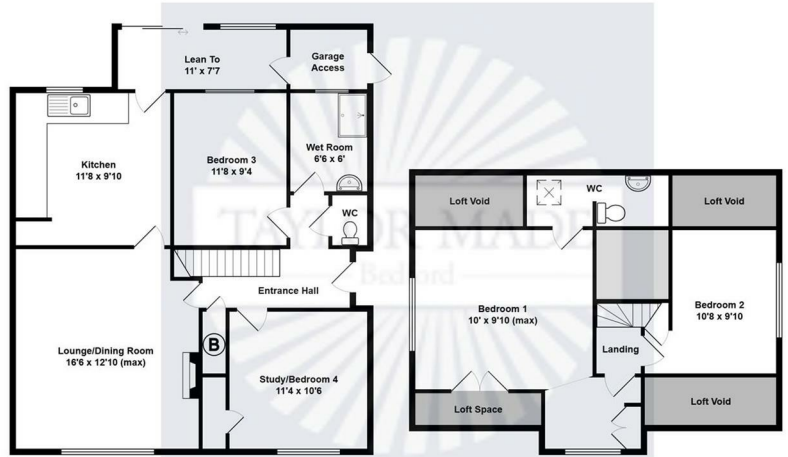
Bolnhurst offers the perfect blend of rural living and connectivity, with scenic walks and cycle routes on the doorstep, regular community events, and easy access to local amenities. The nearby Top Farm Shop is excellent for local produce, while excellent food and drink is available at the renowned gastropub, The Plough. Both Bedford and Saint Neots can be accessed within 20 to 30 minutes, offering a range of shops and leisure activities. For commuters, both towns provide fast and direct rail links to London, while excellent road networks connect you quickly to Milton Keynes and Cambridge. Many sought-after schools are located within catchment to the property, including Kymbrook Primary and Sharnbrook Academy secondary school, as well as private schooling in both Bedford and Kimbolton.

Council Tax: Bedford Borough D



Energy Efficiency Rating	Current	Maximum	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Maximum
Very energy efficient - lower running costs	A	A	Very environmentally friendly - lower CO <sub>2</sub> emissions	A	A
Energy efficient - lower running costs	B	B	Environmentally friendly - lower CO <sub>2</sub> emissions	B	B
Decent energy efficiency - lower running costs	C	C	Decent environmental friendliness - lower CO <sub>2</sub> emissions	C	C
Below average energy efficiency - higher running costs	D	D	Below average environmental friendliness - higher CO <sub>2</sub> emissions	D	D
Poor energy efficiency - higher running costs	E	E	Poor environmental friendliness - higher CO <sub>2</sub> emissions	E	E
Very poor energy efficiency - higher running costs	F	F	Very poor environmental friendliness - higher CO <sub>2</sub> emissions	F	F
Not energy efficient - higher running costs	G	G	Not environmentally friendly - higher CO <sub>2</sub> emissions	G	G

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Please note this floorplan and all furniture shown is for illustration purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximate. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s). Plan produced by Taylor Made Bedford. Powered by ZPlan.

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