



9 The Grove, Bedford, MK40 3JW

**Lane &  
HOLMES**  
Est. 1985

9 The Grove  
Bedford  
MK40 3JW

Guide £300,000

Grade II listed terrace home

Charming character

Approx. 695 sq ft

Open plan living/dining room

Kitchen with wood tops & Belfast sink

Two double bedrooms

Ground floor shower room

Gas central heating

Enclosed rear garden

Freehold



- Council Tax Band C
- Energy Efficiency Rating D

Beautifully presented home in the heart of Bedford...



A charming Grade II listed mid-terrace cottage situated on the ever-popular The Grove in Bedford, offering characterful accommodation of approximately 695 sq ft.

Rich in period features, this delightful home boasts attractive exposed brick fireplaces, including a welcoming living room with a coal effect gas fire that creates a wonderfully cosy focal point. A separate dining room provides an ideal setting for entertaining, while the kitchen is positioned to the rear and flows seamlessly into a light-filled sun room overlooking the garden.

Thoughtfully designed to complement the

character of the property, the kitchen features solid wooden worktops, a traditional Belfast sink and a Victorian-style tiled floor, combining timeless style with everyday practicality. A ground floor shower room is located to the rear.

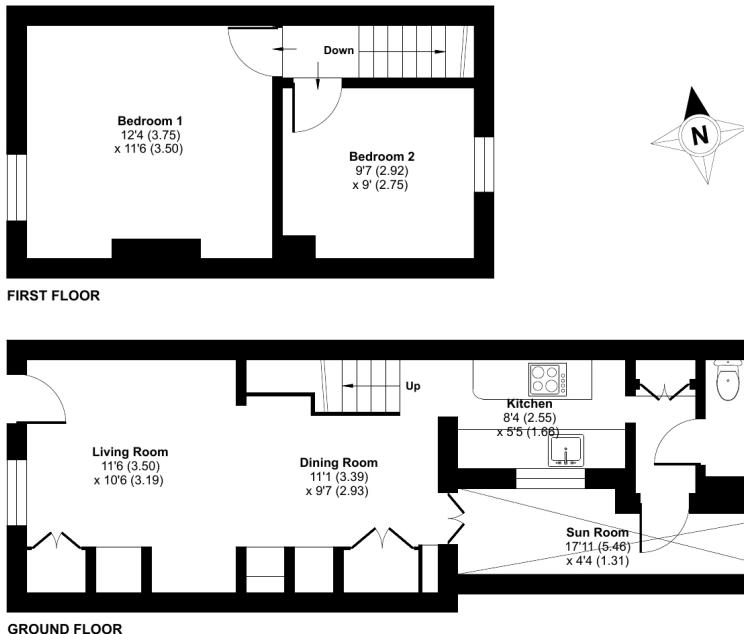
Upstairs, two well-proportioned bedrooms offer comfortable and versatile accommodation suited to a variety of buyers. Further benefits include gas central heating and a mix of PVCu and secondary double glazing.

Externally, the enclosed rear garden provides a space for relaxing and entertaining, while the attractive frontage complements the historic character of The Grove's terrace.

## The Grove, Bedford, MK40

Approximate Area = 695 sq ft / 64.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntchecom 2026. Produced for Lane & Holmes. REF: 1410933