



Northbrook West End Road , Kempston, MK43 8RU

Just once in a while an opportunity comes along that even those with many years in the business are impressed by. Northbrook is one such opportunity. A well cared for three bedroom detached bungalow set on approximately three acres of land, subject to survey, and almost surrounded by and with views over open countryside. The bungalow offers well planned spacious, comfortable accommodation with three double bedrooms with modern fittings throughout including a refitted kitchen and bathroom. There is a separate cloakroom and separate living and dining rooms. The spacious entrance hall indicates opportunities to venture up in to the roof space, subject to the necessary Local Authority approvals. There is oil fired central heating and PVCu double glazing. A double width garage and a gardener's loo is attached to the property giving a total of very nearly 1,600 square foot of footprint on one level, ideal when negotiating for extensions up or out or perhaps for a substantial replacement dwelling. The bungalow sits in one half of its three acre plot with the other half being occupied by fenced paddocks and a substantial stable block with a number of stables and stores making this a lovely property for those who hanker after having a pony at home. Location: West End in Kempston Rural is ideally located for access to Bedford's infrastructure including the southern bypass (A421) that links the A1 at The Black Cat roundabout with the M1 at Junction 13. Central Milton Keynes is just 14 miles away via the A422 only adding to how special this location is. Excellent shopping, schooling and recreational facilities are all within easy reach despite this rural position. Bedford station, just four miles away, offers fast and frequent services to the capital and beyond. Council Tax Band F Energy Efficiency Rating F

Guide Price £800,000

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- Living roomDining roomRefitted kitchenThree double bedroomsDouble garageStable blockThree acres (sts)Views over open countryside
- Just once in a while an opportunity comes along that even those with many years in the business are impressed by.Northbrook is one such opportunity. A well cared for three bedroom detached bungalow se

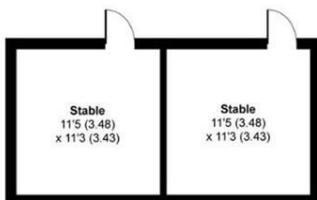


[Directions](#)



Floor Plan

Northbrook, West End Road, Kempston, Bedford, MK43

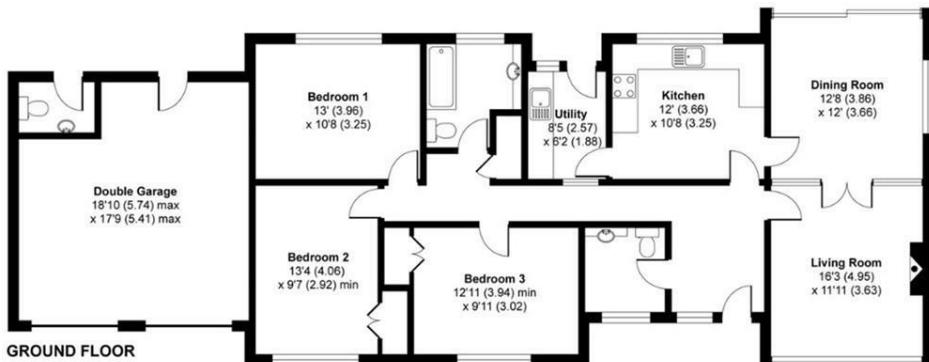
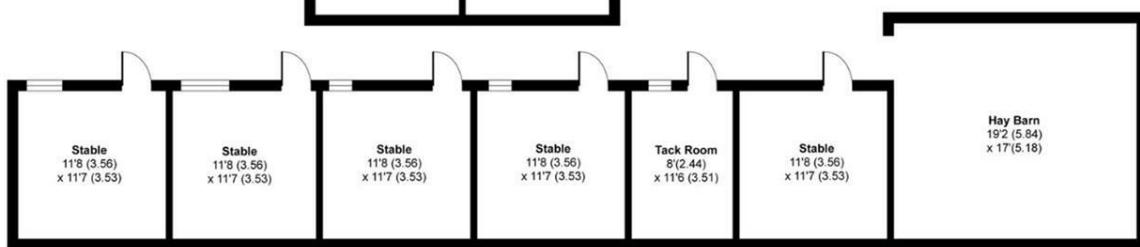


Approximate Area = 1250 sq ft / 116.1 sq m (excludes garage)

Outbuildings = 1738 sq ft / 161.4 sq m

Total = 2988 sq ft / 277.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n'checom 2021.
Produced for Lane & Holmes. REF: 709095

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

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