



27 Sutherland Lane, Biddenham, Bedford, MK40 4TL



27 Sutherland Lane
Biddenham
Bedford
MK40 4TL

Price £399,500

Detached family home in a
popular estate location...

Detached
Living room
Kitchen/dining room
Cloakroom
Master bedroom with en suite
Two further bedrooms
Family bathroom
Off-road parking
Garden
Freehold

- Council Tax Band E
- Energy Efficiency Rating B



Just two miles from Bedford's mainline railway station and town centre...



Lane and Holmes are delighted to bring to the market this detached well-presented home on Sutherland Lane in Biddenham, a popular area of Bedford.

The accommodation is over two floors and includes an entrance hall and cloakroom, a lounge spanning the width of the property, and a fitted kitchen/diner with doors to the garden.

The first-floor features three bedrooms, of which the master benefits from an en suite shower room, and a family bathroom.

Additional features include full double glazing and gas fired central heating.

Outside, the enclosed garden is predominately laid to lawn and features a patio area.

The property also benefits from off-road parking for two cars.

We understand there is a service charge for the year 1st October 2024 to 30th September 2025 of £176.35, payable half yearly. These details should be verified by your legal advisor.

Biddenham is a prosperous village with three schools and a Public House. It is ideally situated for access to Bedford's town centre for shopping and recreational facilities as well as for Bedford's wealth of private schooling offered by the Harpur Trust and others.

Biddenham lies just to the west of Bedford, just two miles from Bedford's mainline railway station offering fast and frequent services to the city and beyond. The village is ideally located to take advantage of Bedford's link to the A421 that connects the M1 at Junction 13 with the A1 at the Black Cat roundabout.

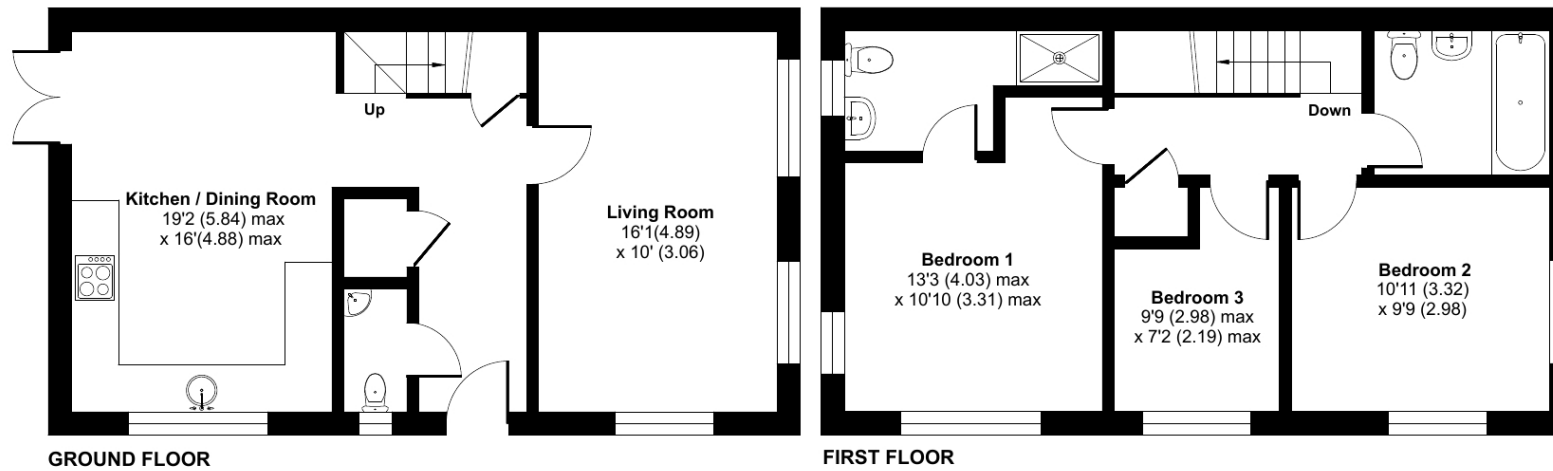
Bedford Railway Station • 2 miles
Milton Keynes • 16 miles
A1 Black Cat Roundabout • 14 miles
M1 Junction 13 • 12 miles
Luton Airport • 30 miles



Sutherland Lane, Bedford, MK40

Approximate Area = 950 sq ft / 88.2 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). © nñchecom 2025. Produced for Lane & Holmes. REF: 1388610



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Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consent relating to this property and therefore, any interested applicant should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract.

