

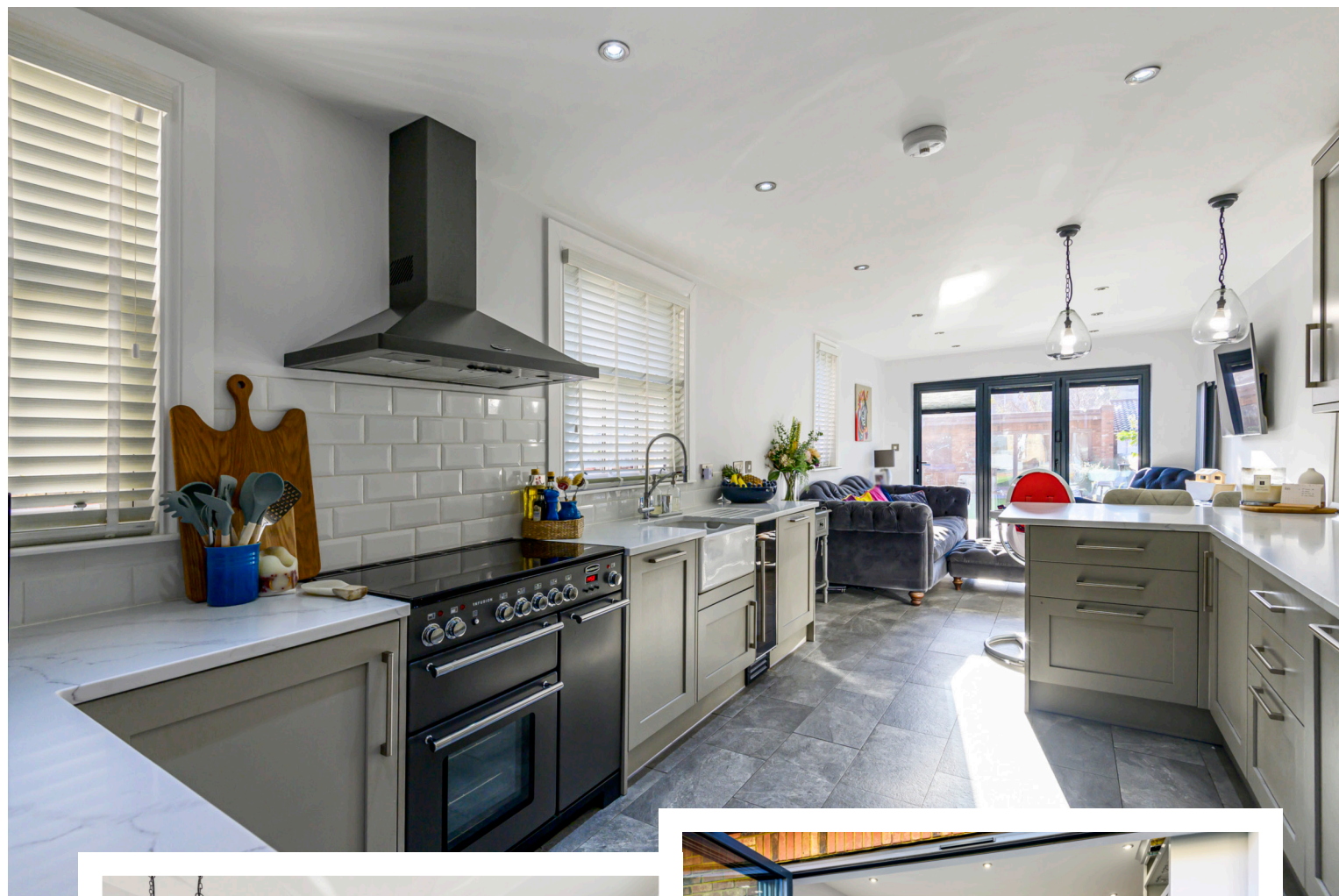


37 Castle Road, Bedford, MK40 3PL









37 Castle Road  
Bedford  
MK40 3PL

Guide £695,000

Stunning home with quality fittings throughout...

- Much improved Victorian home
- Many features
- Ground floor cloakroom
- Four/five bedrooms
- Living room and dining rooms
- Kitchen/family room
- Three bath/shower rooms
- Landscaped plot
- Detached multi-function building with store
- Popular location close to the town centre



- Council Tax Band D
- Energy Efficiency Rating D





Wow! What a property! This Victorian family home is set on the popular Castle Road and has been subject to a number of recent improvements and now offers family friendly accommodation over three floors.

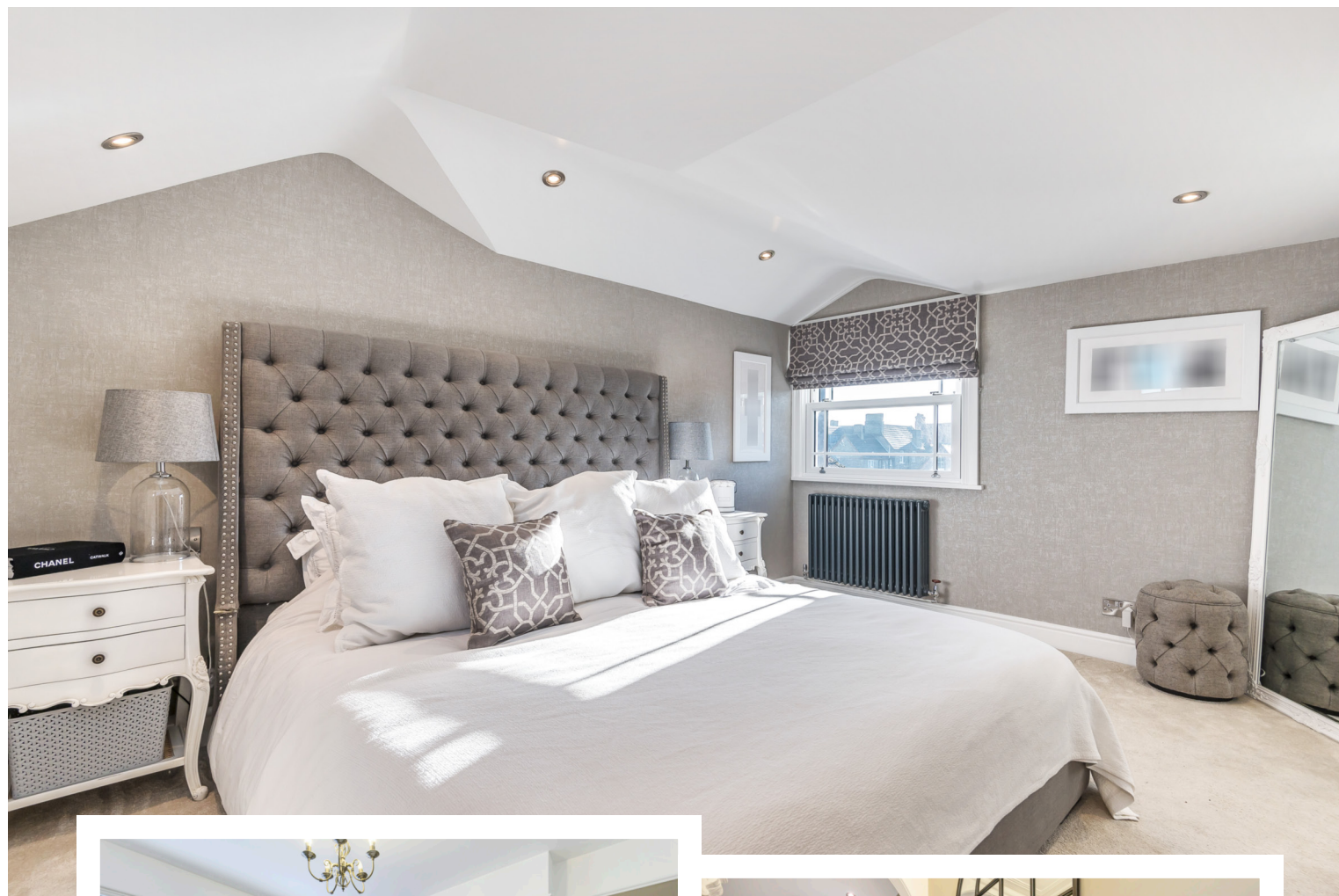
The house is awash with character features and there are a considerable number of high end modifications throughout.

On the ground floor there is a stunning tiled entrance hall which offers access to all ground floor living spaces. There are separate living and dining rooms, with both having fireplaces and bespoke fitted furniture. To the back of the house the stunning kitchen/family room is the hub of the home and has recently been refitted with a superb range of modern units complete with quartz worktops. There are integrated appliances to include a tall fridge and freezer, a dishwasher and a 'range' style cooker with bi-fold doors offering access to the rear garden.

On the first floor to the front of the property there is a double bedroom with a modern en suite shower room. Also at this level there are two further double bedrooms, a dressing room/bedroom five and a refitted family bathroom.







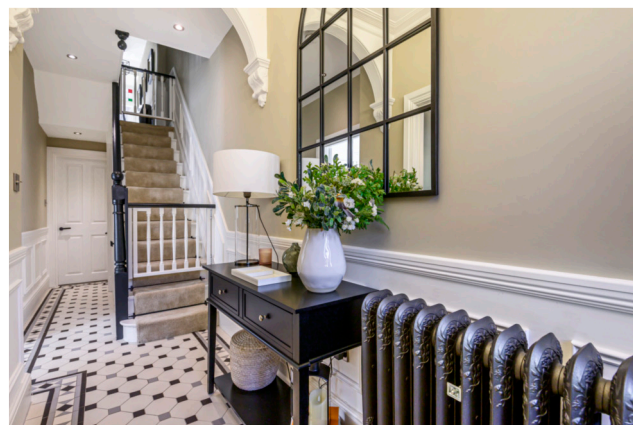
The master bedroom is located on the second floor and has a good range of fitted furniture and an en suite shower room.

Added benefits include a ground floor cloakroom, gas fired central heating via a recently replaced boiler and sliding sash traditional style PVCu double glazed windows. There is underfloor heating through the entrance hall, the kitchen/family room and some of the bath/shower rooms.

The exterior areas have been completely landscaped for low maintenance which includes a resin frontage and a rear garden with artificial lawn, raised sleeper beds and a patio area. There is also an astro turf putting green! One further particular feature is the superb brick built multi-function games room/home office. It is currently used as a family room and features bi-fold doors, bespoke furniture, underfloor heating and an adjoining store.

A beautiful replaced slate roof and sandblasted elevations have completed the overall presentation of this lovely home.

The location allows for immediate access to Bedford's town centre facilities and Bedford's picturesque embankment. The mainline railway station is also within walking distance and offers fast and frequent services to the capital and beyond.











Bedford Railway Station 1.3 miles • Milton Keynes 18 miles • A1 Black Cat Roundabout 8 miles • M1 Junction 13 15 miles • Luton Airport 30 miles • Stansted Airport 55 miles • London 60 miles





## Castle Road, Bedford, MK40

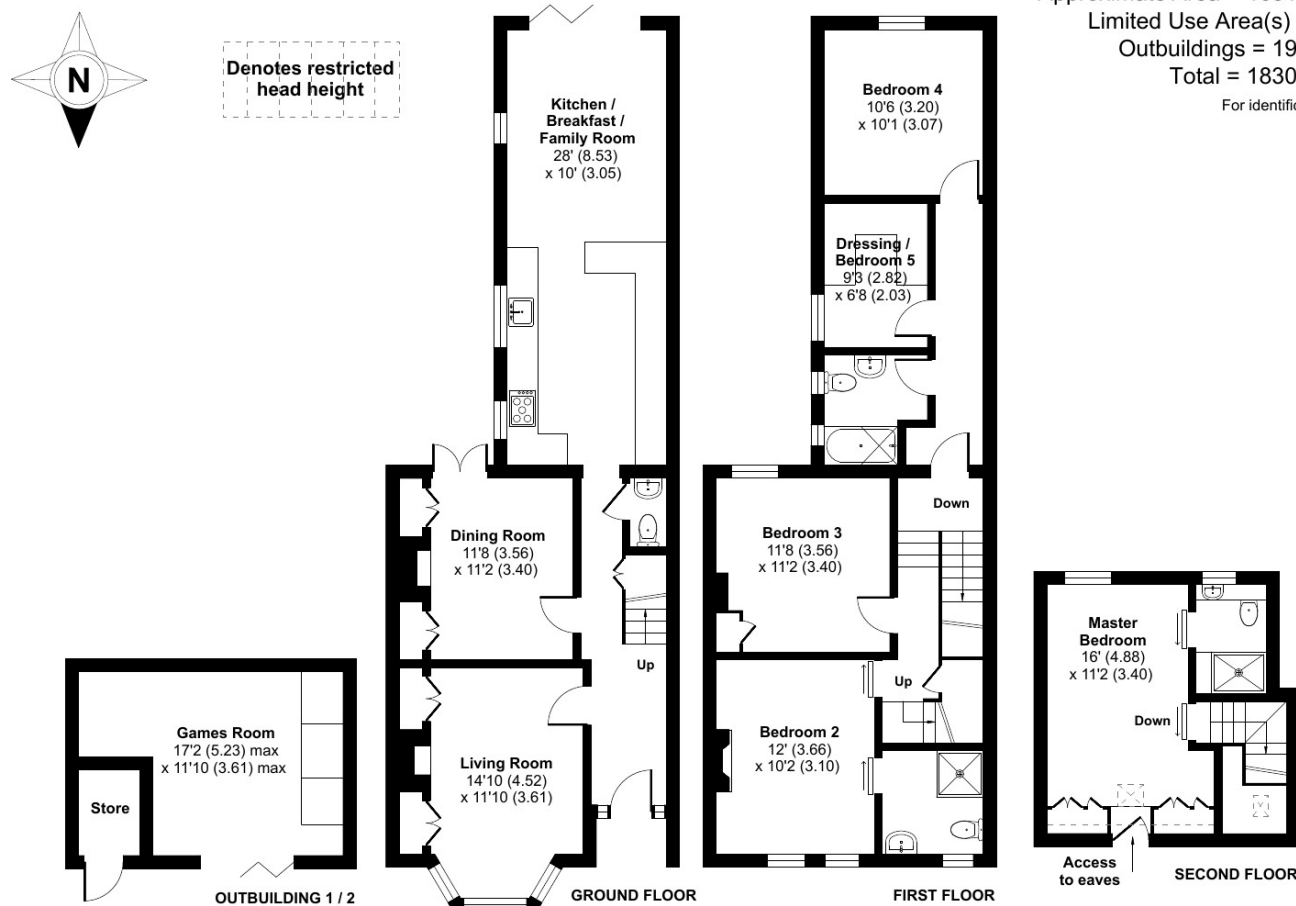
Approximate Area = 1631 sq ft / 152 sq m

Limited Use Area(s) = 6 sq ft / 1sq m

Outbuildings = 193 sq ft / 18 sq m

Total = 1830 sq ft / 171 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). © nlchecom 2022. Produced for Lane & Holmes. REF: 802039



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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.

