



260 Kimbolton Road, Bedford MK41 8AD

**Lane &
HOLMES**
Est. 1985

260 Kimbolton Road
Bedford
MK41 8AD

Guide £600,000

Rarely available detached family home...

- Rarely available
- Cloakroom
- Living and dining rooms
- Study
- Kitchen/breakfast room
- Three bedrooms
- Family bathroom
- Gas central heating
- Larger than average garage
- Large plot

- Council Tax Band F
- Energy Efficiency Rating D



With further scope for improvement...



Set on Kimbolton Road, one of Bedford's preferred residential locations, this detached family home sits on a mature plot of approaching a quarter of an acre.

The house offers tremendous scope for modernisation and further extension, subject to any relevant planning consents.

On the ground floor there is a central entrance hall which gives access to a spacious living room which overlooks the front and the rear gardens. There is a kitchen/breakfast room with a dining room having been added to the back of the property by way of a flat roofed extension. Also on the ground floor there is a study and a cloakroom.

Situated on the first floor there are three double bedrooms, all with fitted storage and there is a family bathroom.

The property is heated by a gas fired central heating system and is fully double glazed.

Outside the property has a frontage of around forty feet and a rear garden which extends to around one hundred and twenty feet. There is extensive off road parking and a carport which leads to a larger than typical garage. Also adjoining the garage there is a further storage area. The front garden is well screened with a mature hedgerow and the west facing rear garden offers a wide variety of shrubs, plants and trees and is laid mainly to lawn.

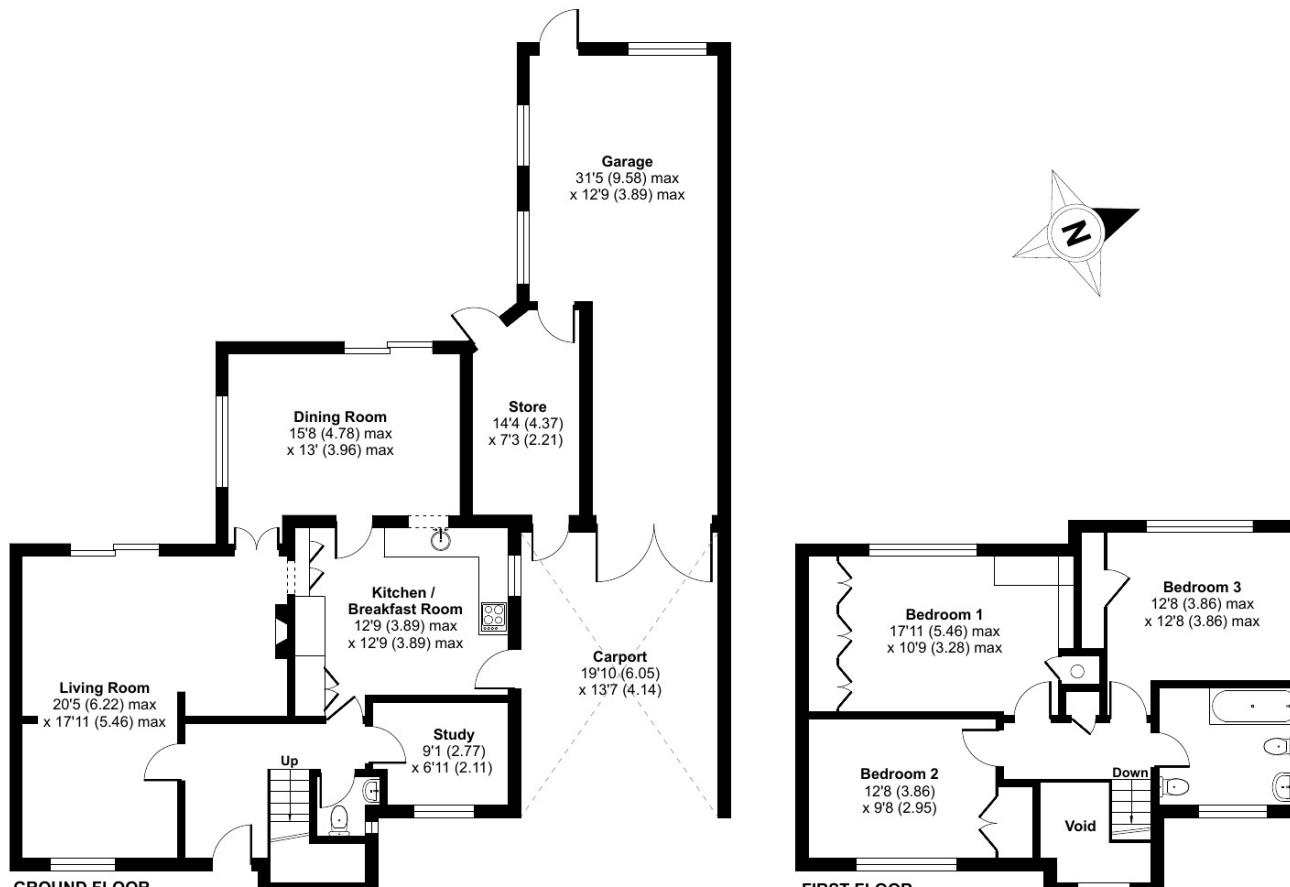
The property is well located for access to Bedford's town centre with its full range of shopping, recreational and highly regarded independent and state schools. Bedford's station is also handy for fast and frequent services to the capital as is Bedford's southern bypass that links the A1 with the M1.



Kimbolton Road, Bedford, MK41

Approximate Area = 1488 sq ft / 138 sq m (excludes garage / void & carport)

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nliche.com 2023.
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