



188 Kimbolton Road, Bedford MK41 8DP



188 Kimbolton Road
Bedford
MK41 8DP

Price £615,000

Individual detached bungalow
set back from Kimbolton
Road...

Detached bungalow

Four bedrooms

Living room with conservatory off

Kitchen/dining room

Two bath/shower rooms

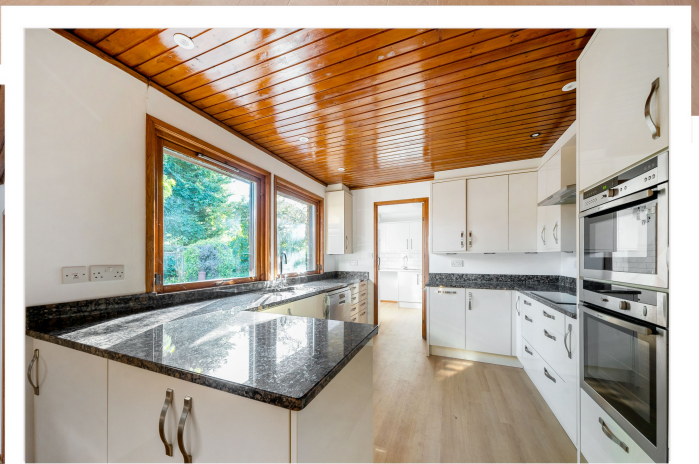
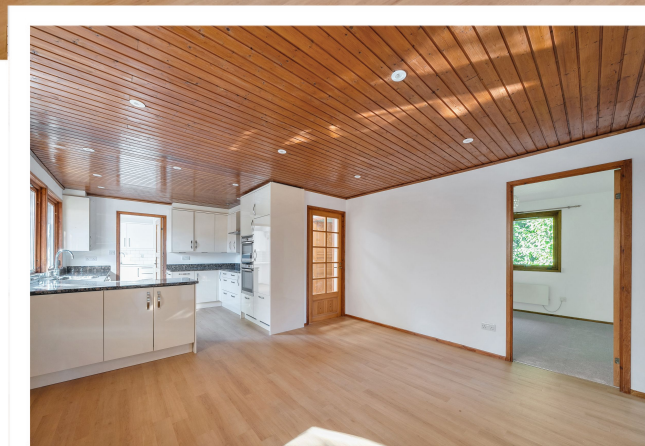
Utility room

Double garage

Mature plot

No chain

Freehold



- Council Tax Band F
- Energy Efficiency Rating C

Well located for access to Bedford's town centre...



This individual and rarely available, energy efficient "Scandia Hus" detached bungalow is set down a long private drive off Kimbolton Road, one of Bedford's most popular residential roads.

The property was built in the 1980s and is offered in good order throughout and benefits from photovoltaic solar panels and no onward chain.

There is a large living room which overlooks the front elevation and has a wood burning stove. Off the living room there is a large conservatory overlooking the rear garden and there is a modern kitchen adjoining the dining area. The kitchen has granite worksurfaces and some integrated appliances.

All four bedrooms have some form of fitted

storage, there is a family bathroom and an en suite wet room serves the master bedroom which is also accessed from the entrance hall.

The property is triple glazed, has electric heating and also has a utility room.

There is extensive parking available on a block paved drive and there is a detached double garage. The rear garden is laid mainly to lawn and has a wide range of shrub borders, mature hedges and plants. There is also a patio and a pond.

Bedford's sixty-two acre Victorian park with its café, public tennis courts and leisure centre is easily accessible as is Mowsbury Golf & Squash Centre and Mowsbury Park and Putnoe Woods, ideal for leisurely walks and where another park café and further public tennis courts can be found.

Agent's note - a small area of ground adjacent to the garage has previously been affected by Japanese Knotweed. The area has been treated and warranty documentation is available upon request.





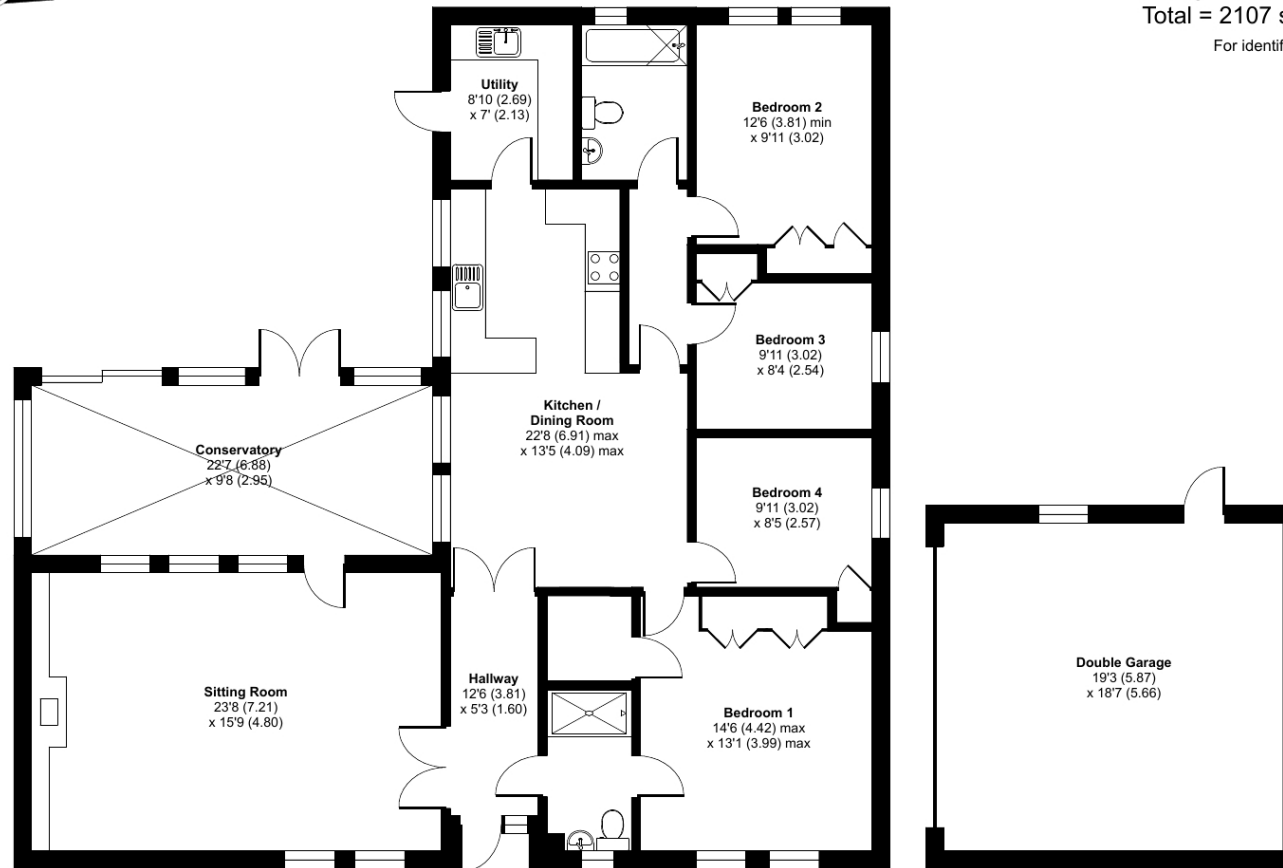
Kimbolton Road, Bedford, MK41

Approximate Area = 1747 sq ft / 162.3 sq m

Garage = 360 sq ft / 33.4 sq m

Total = 2107 sq ft / 195.7 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Lane & Holmes. REF: 1192049

01234 327744 | sales@laneandholmes.co.uk | www.laneandholmes.co.uk | 66-68 St Loyes Street, Bedford, Bedfordshire, MK40 1EZ

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.