



12 Meadway, Bedford MK41 9HU

**Lane &
HOLMES**
Est. 1985

12, Meadow
Bedford
MK41 9HU

Price £290,000

Link detached family home...

- Link detached home
- Kitchen
- Living room
- Dining room
- Utility room
- Cloakroom
- Three bedrooms
- Large rear garden
- No upward chain

- Council Tax Band C
- Energy Efficiency Rating C



Offered with no upward chain...



Lane and Holmes are delighted to offer for sale a link detached home which is being sold for the first time in nearly 50 years and is being offered with no upward chain.

The accommodation comprises an entrance hall leading into the living room which benefits from large windows allowing in lots of sunlight. The kitchen is to the rear of the property and is fitted with modern units, this leads into a utility room which has a fitted cloakroom and provides access into the rear garden. There is also a dining room looking out over the rear garden.

On the first floor there are three bedrooms, two double and a single and a family bathroom with a separate toilet adjacent.

Further benefits include PVCu double glazed windows, gas central heating and there is the

potential to extend the property further (subject to any necessary consents).

Externally, the property is set back from the road with an enclosed and gravelled front garden. To the rear there is a large, private garden which also extends to the side of the house. Parking can be found on the road.

Meadway is set back off Queens Drive which is located in Putnoe, on the northern side of town, just off Putnoe Lane. There is a wide range of local amenities including a medical centre and small supermarket, and a wider range of amenities can be found in Bedford town itself. Bedford also prides itself on excellent schooling for all ages and also offers fast commuter links to London and beyond.

Bedford Railway Station • 3 miles

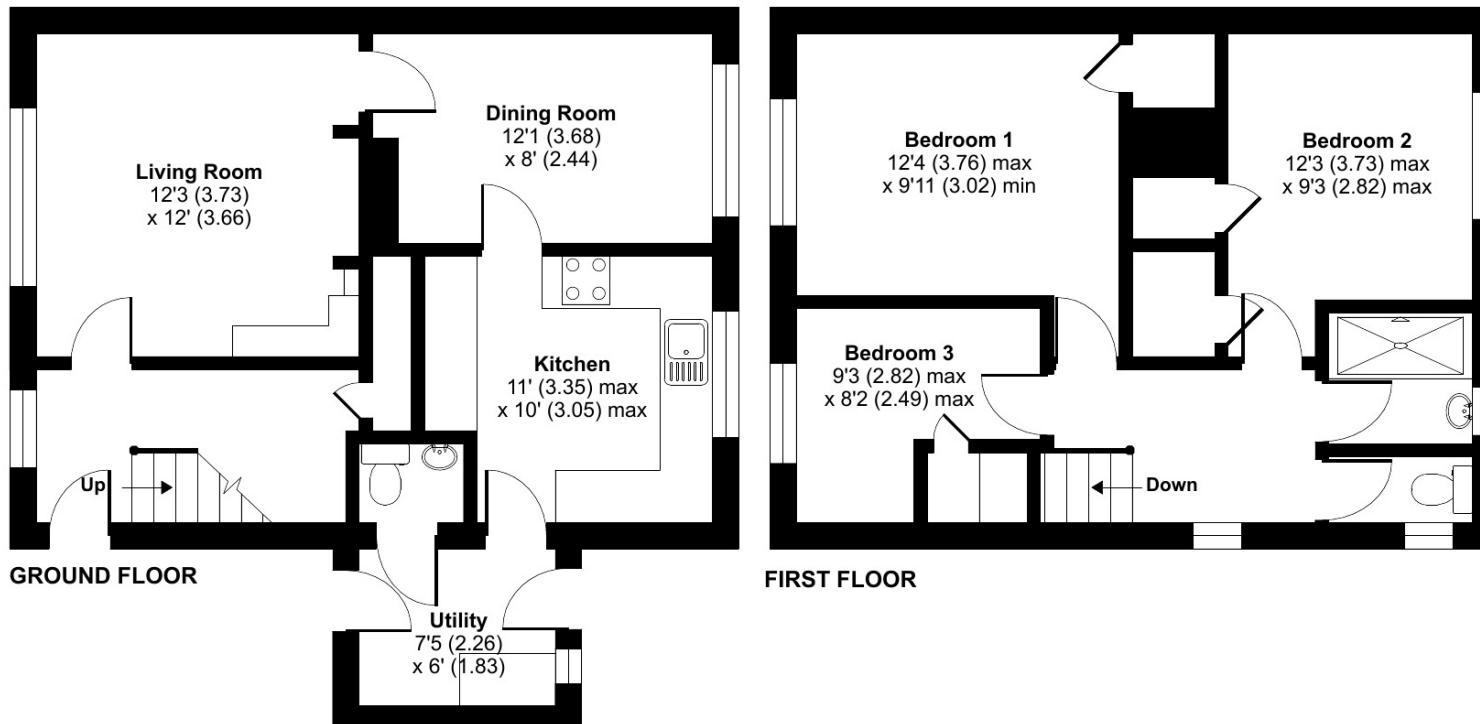
Milton Keynes • 20 miles

A1 Black Cat Roundabout • 7 miles

Meadway, Bedford, MK41

Approximate Area = 1016 sq ft / 94.4 sq m

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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