



196 Grange Road, Blunham, Bedford MK44 3NT





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Blunham
Bedford
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Guide £1,100,000

Superb family home with
recreational building...

- Individual family home
- Superb location
- Ground floor cloakroom
- Five bedrooms
- Three reception rooms
- Quality kitchen with sitting area
- Two bath/shower rooms
- Gas central heating
- Double garage
- Bar/entertaining space with bi-folds
- Well maintained plot



- Council Tax Band G
- Energy Efficiency Rating C



This is a very rare chance to purchase this mature detached family home which is located at the end of this sought after no through road in the village of Blunham.

The property has been much improved and offers spacious accommodation with the house occupying a plot of approaching a quarter of an acre (sts).

On the ground floor there is very flexible living space which includes a particularly spacious living room and a separate dining room with both areas having fireplaces. The kitchen has been extended and offers a family area with a vaulted ceiling. The kitchen consists of a considerable range of quality units with quartz worktops, a central island and some integrated appliances. There is a useful lean to conservatory to the side and also to the rear of the house there is a further reception area with doors to the garden.

On the first floor there are five bedrooms, with the master having an en suite shower room. The remaining bedrooms have use of a modern family bathroom. Varying bedrooms have fitted furniture.





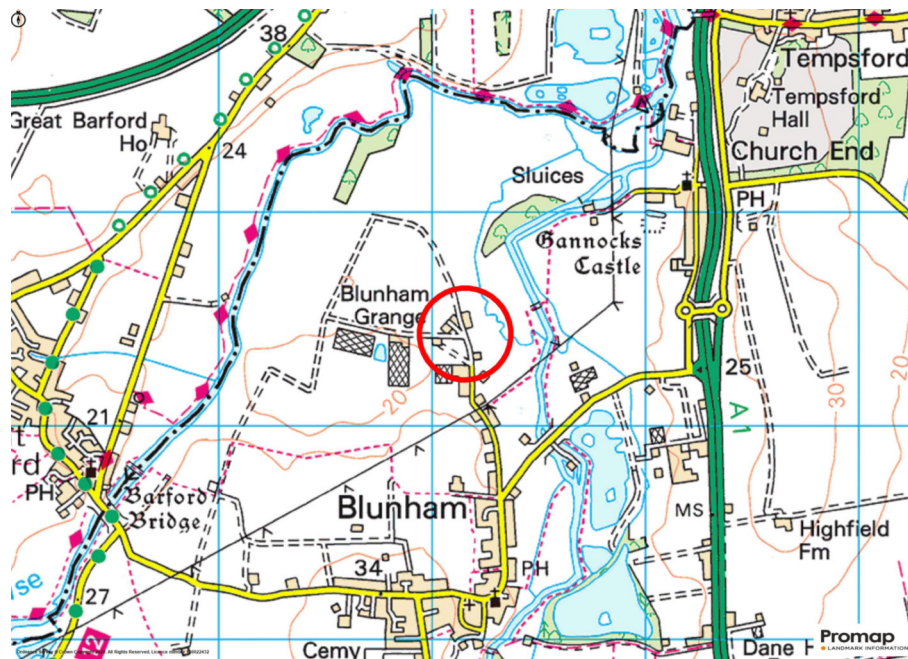
There is a ground floor cloakroom, mains gas fired central heating and the property is fully double glazed.

Outside the property sits on a secluded plot with a rural feel and there are a mature range of shrubs, plants and trees. There are two distinct garden areas, one directly behind the house and one to the side. Both are laid mainly to lawn and there are also seating/patio areas. There is a detached double garage and also a recreational building, converted from a former barn, which provides a perfect space for entertaining and could offer scope as a home office, annex or similar subject to any required consents. It really is a superb facility, with a vaulted ceiling, fitted bar, bi-fold doors and is complete with power and light. To the side of the house there is off road parking for several vehicles in front of the garaging.

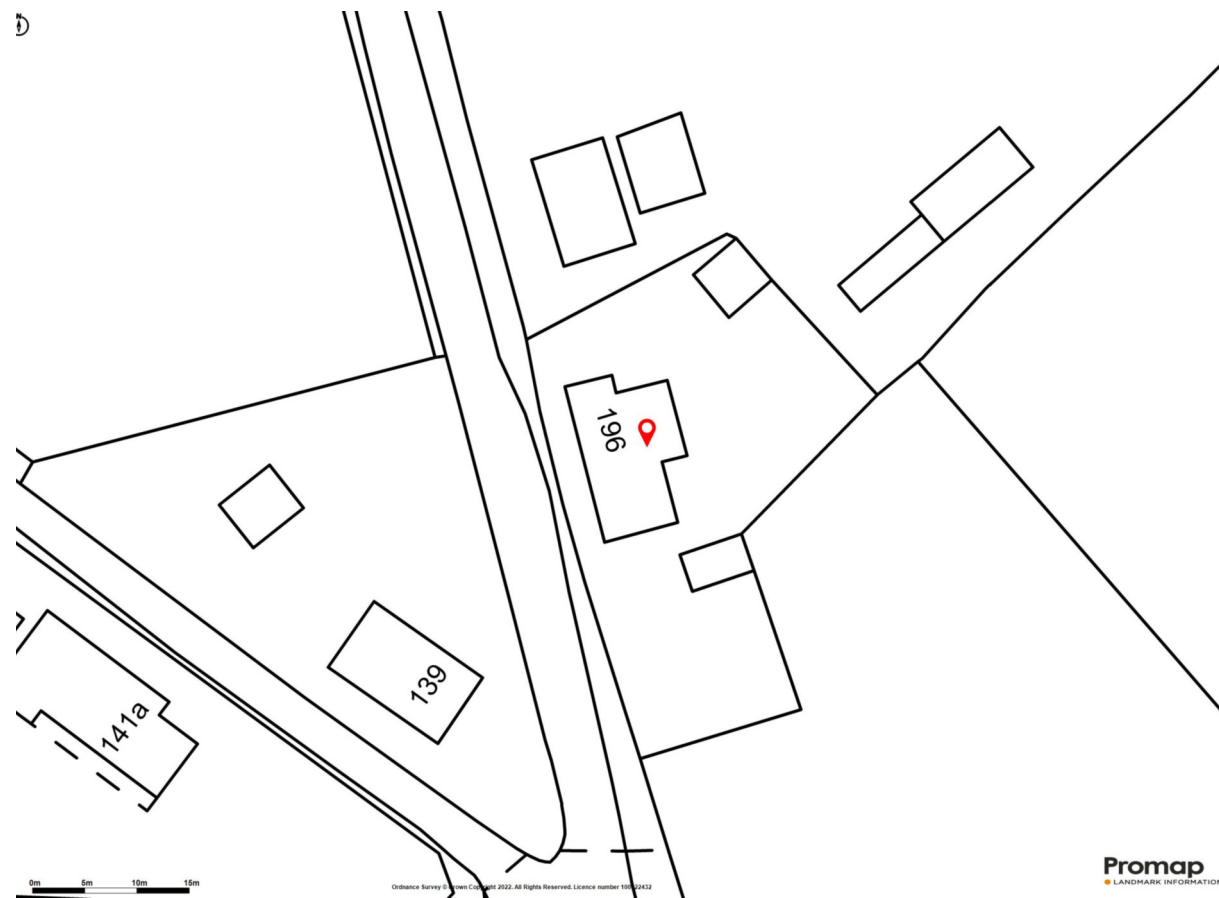
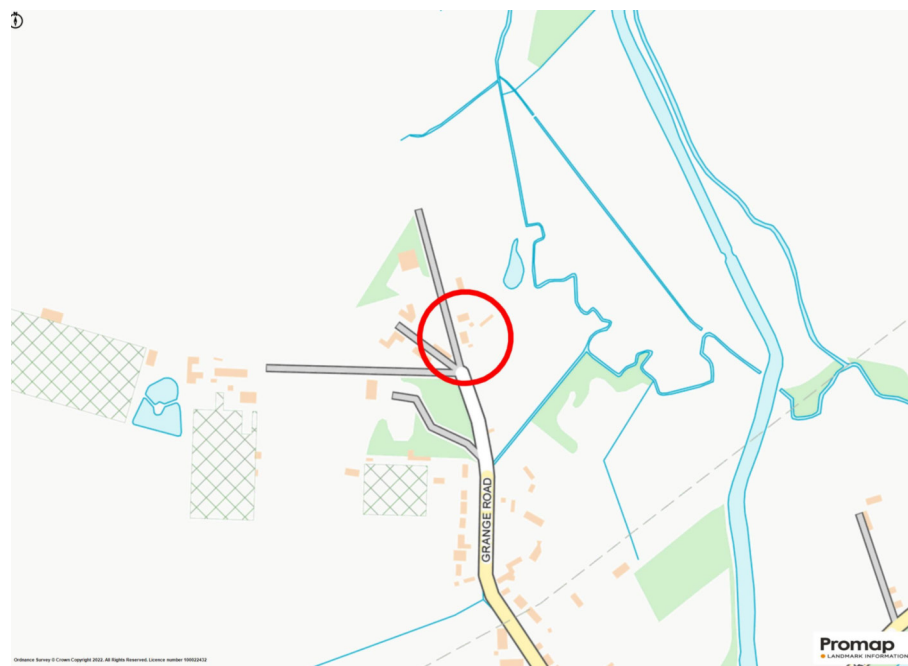
The village of Blunham offers particularly good access to the A1, which is just a five minute drive away. Similarly, the M1 can be reached easily by the nearby A421. There are varying facilities in the village which include a Primary School, a shop and a takeaway. Sandy and St Neots amenities are also within easy reach and both offer good mainline rail services to the capital and beyond. Bedford is around a 15 minute drive away for further amenities which include its own mainline railway station.







Bedford Railway Station 9 miles • Milton Keynes
25 miles • A1 Black Cat Roundabout 3 miles • M1
Junction 13 19 miles • Luton Airport 28 miles •
Stansted Airport 44 miles • London 53 miles



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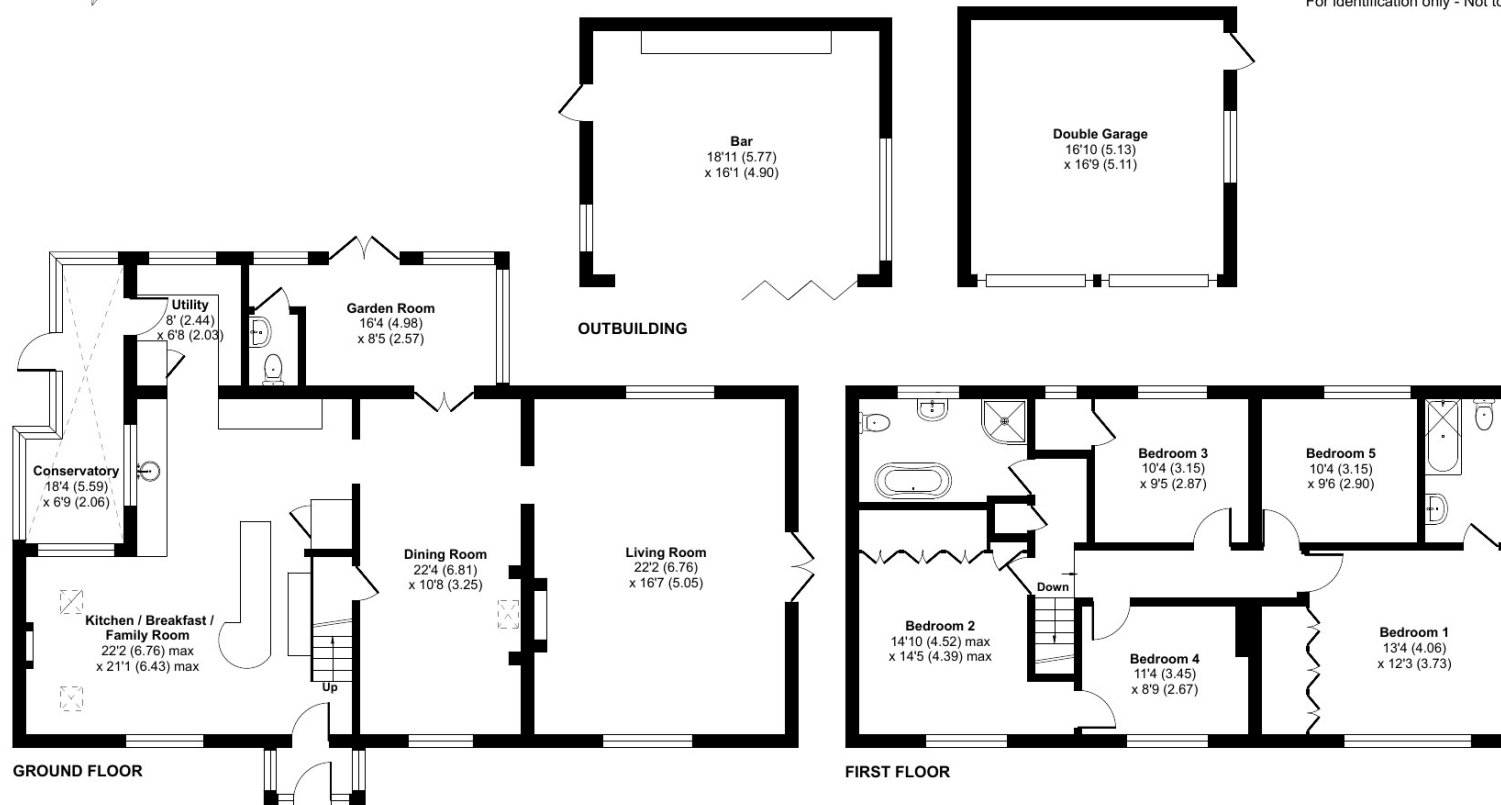
Approximate Area = 2327 sq ft / 216.2 sq m

Garage = 282 sq ft / 26.2 sq m

Outbuilding = 304 sq ft / 28.2 sq m

Total = 2913 sq ft / 270.6 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). © nlichecom 2022. Produced for Lane & Holmes. REF: 867565



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

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