



55a Putnoe Lane, Bedford MK41 9AE



55a Putnoe Lane
Bedford
MK41 9AE

OIEO £625,000

Well maintained family home
with home office...

- Individual detached home
- Cloakroom
- Four bedrooms
- Kitchen/breakfast room
- Living and dining rooms
- Two bath/shower rooms
- Gas central heating
- Double garage
- Well maintained rear garden

- Council Tax Band F
- Energy Efficiency Rating C



Set on the very popular Putnoe Lane...



Set on the very popular Putnoe Lane, this detached family home has been renovated and extended to a high standard by the current owners.

The house has a good size frontage and there is a nicely landscaped garden to the rear. Inside, the extended kitchen is a lovely space with velux windows to the front and it affords ample space to dine in. There are a good range of white units, with contrasting worktops and integrated appliances. To the back of the property there is a spacious living room with herringbone style flooring and there are doors to the rear garden. Similarly, the adjoining dining room overlooks the garden and has a door to the outside.

The ground floor also has a conservatory/lean to at the side making an ideal storage area and the rear part of the garage has been converted

to a very useful utility room.

On the first floor, three of the four bedrooms have fitted storage space and the master has an en suite shower room. There is also a family bathroom.

Further benefits include a ground floor cloakroom, gas fired central heating and PCVu double glazing.

To the exterior there is ample off road parking on a block paved drive, in addition to the space available within the double garage. There is a wall to the front which incorporates a range of shrubs. To the rear, the garden has a patio, an area of lawn, a range of shrubs and plants and there is a very useful home office/gym.

Putnoe Lane is off Kimbolton Road and gives very convenient access to local schools, both state and private. Public parks are within easy reach and there is quick and easy access to Bedford town centre and the mainline railway station which provides fast and frequent services to London and beyond.



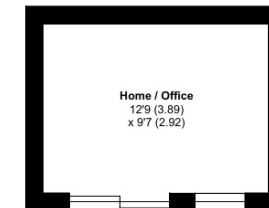
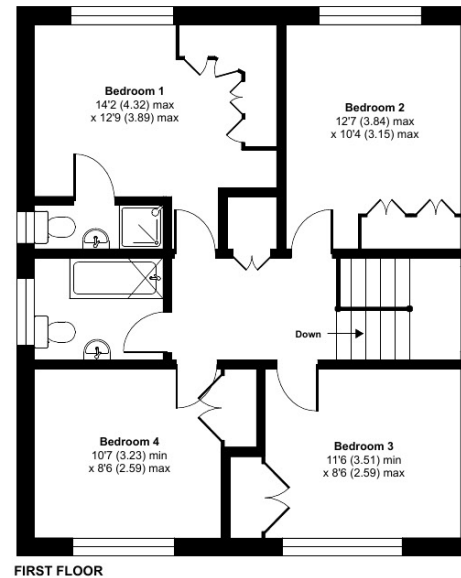
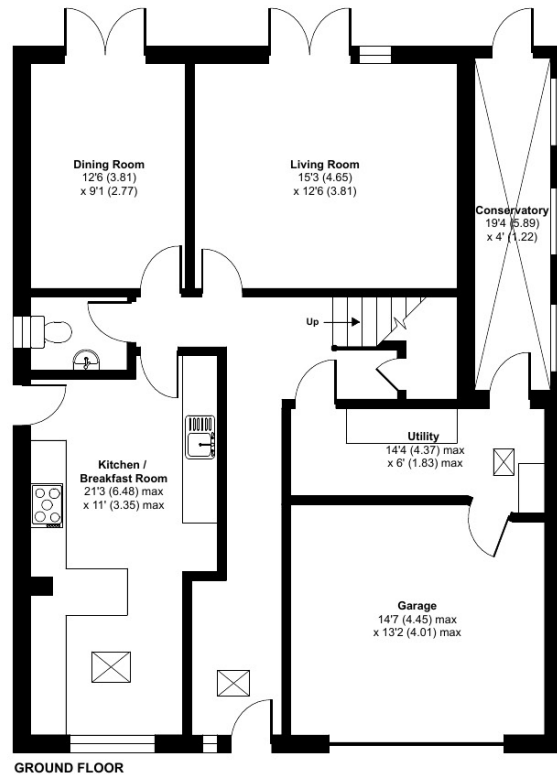
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Approximate Area = 1643 sq ft / 152.6 sq m (excludes garage)

Outbuilding = 124 sq ft / 11.5 sq m

Total = 1767 sq ft / 164.1 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). © nitchcom 2022. Produced for Lane & Holmes. REF: 899322



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