



12 Bourneside , Bedford, MK41 7EG

Lane and Holmes are pleased to offer for sale this chain free detached property in the heart of Brickhill.

The accommodation is over two floors and includes a porch and entrance hall, separate reception rooms and a fitted kitchen with integrated appliances. There is an extension to the side which provides a utility room and a shower room, and there is also the addition of a conservatory to the rear.

The first floor provides three double bedrooms, a family bathroom and a separate WC. Further benefits include double glazing and gas fired central heating.

Externally at the front the property offers a driveway which leads to a garage. At the side there is a large patio area which extends to the rear where there is also a lawn and a range of trees and bushes and the property is not overlooked. There is also potential for further extension subject to the relevant planning applications being approved.

Mowsbury Golf & Squash Centre is within walking distance as is Mowsbury Park and Putnoe Woods ideal for leisurely walks and where a park café and public tennis courts can be found.

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.

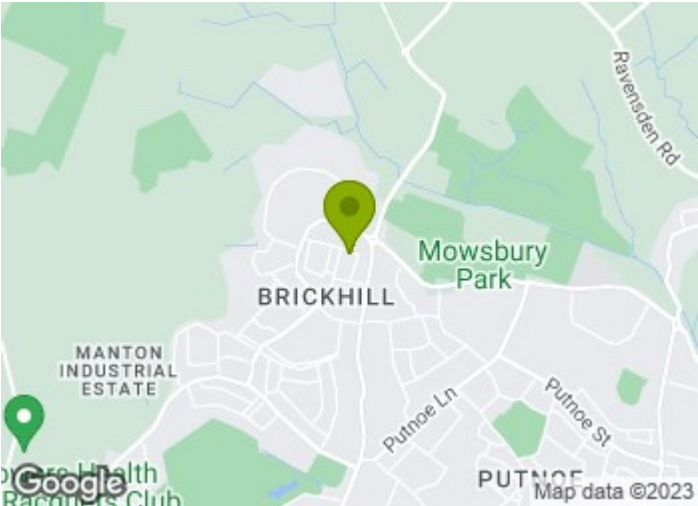
Guide Price £380,000

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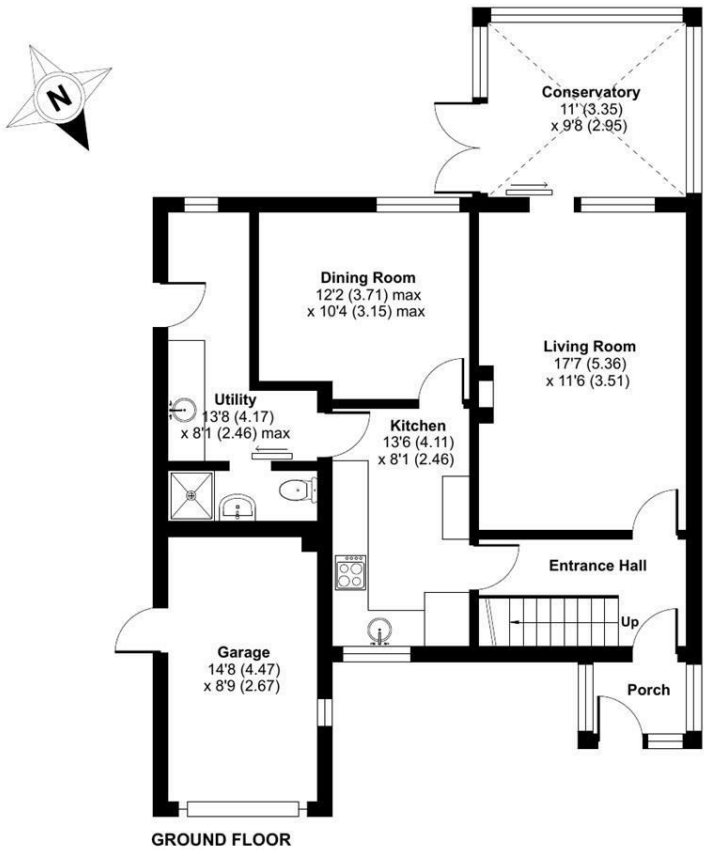
- Three bedrooms
- Utility room
- Large plot
- Separate reception rooms
- Garage
- Not overlooked
- Conservatory
- Bath and shower rooms
- No chain



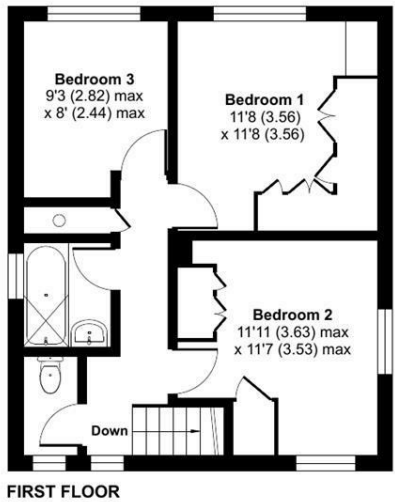
[Directions](#)



Floor Plan

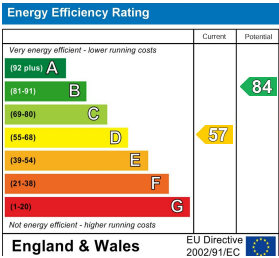


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Approximate Area = 1236 sq ft / 115 sq m (excludes garage)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for Lane & Holmes. REF: 903687

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