



156 Putnoe Lane, Bedford, MK41 8LT



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Bedford,  
MK41 8LT

Guide £550,000

Rarely available family home in  
a sought after location...

- Rarely available
- Four bedrooms
- Three reception rooms
- Kitchen/breakfast room
- Utility room and cloakroom
- Two bath/shower rooms
- Gas central heating
- Double length garage
- Modernisation required

- Council Tax Band G
- Energy Efficiency Rating C





## A stone's throw from Mowsbury Park...



Offered to the market for the first time in many years, this detached family home is set towards the northern end of Putnoe Lane and is a stone's throw from Mowsbury Park.

The property requires modernisation throughout and is a superb blank canvas for someone to put their own mark on the house to potentially reconfigure and extend.

On the ground floor, a central entrance hall offers access to the living room, the study and the kitchen/breakfast room. There is also a separate dining room, which is accessed via the kitchen or via double doors from the living room. Also on the ground floor there is a utility room and a cloakroom.

The first floor accommodation is approached via an open tread staircase leading from the entrance hall. There are four double bedrooms,

an ensuite to the master bedroom and there is a family bathroom.

Further advantages include gas fired central heating and double glazing.

Outside there is ample parking and a very useful double length garage. The rear garden has a large patio, an area of lawn and there is a range of shrubs, plants and bushes.

Putnoe Lane leads in to Wentworth Drive which connects Kimbolton Road with the Church Lane/Hookhams Lane roundabout and the property is within walking distance of Mowsbury Golf and Squash Centre and Putnoe Woods.

Local shops, schools and recreational facilities are all within walking distance and Bedford's town centre is just two miles away. Bedford's mainline station offers fast and frequent services to London and beyond.

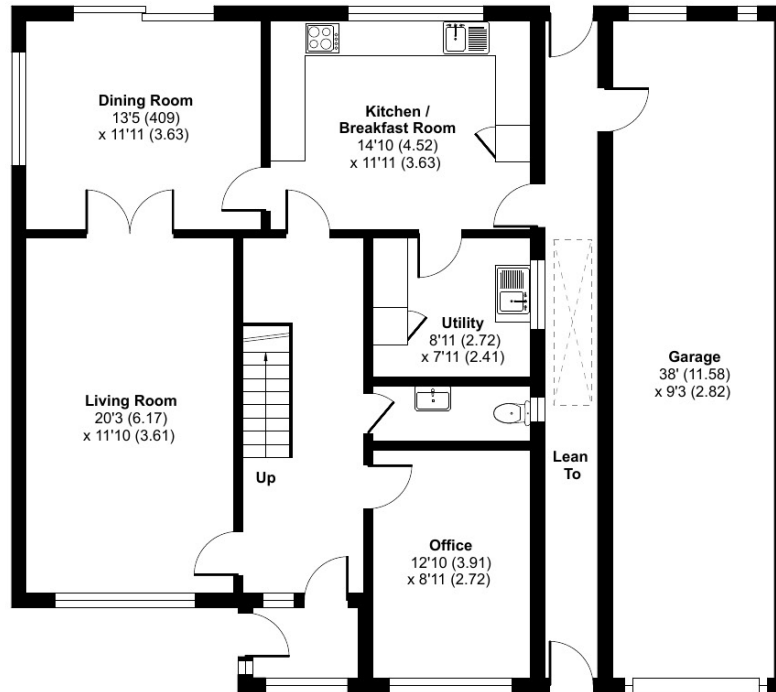
Bedford's southern bypass links the A1 at The Black Cat roundabout with the M1 at Junction 13.



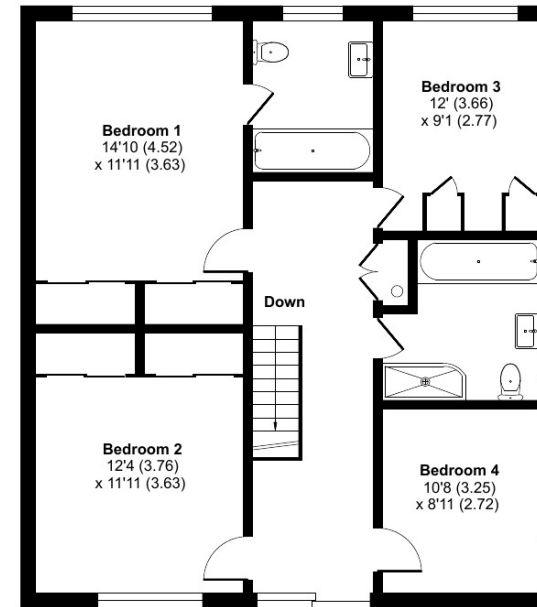
# Putnoe Lane, Bedford, MK41

Approximate Area = 1955 sq ft / 182 sq m (excludes garage & lean to)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Lane & Holmes. REF: 833321



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