



82 PUTNOE LANE
BEDFORD, MK41 9AG

compass
MAKING ALL THE RIGHT MOVES

82 PUTNOE LANE, BEDFORD, MK41 9AG

OFFERS IN EXCESS OF: £775,000 FREEHOLD

A SUPERB AND RARELY AVAILABLE HOME IN A PRIME LOCATION ON THE MUCH SOUGHT-AFTER PUTNOE LANE.

A rare, once in a generation opportunity to acquire this lovely, detached family home located within the heart of Putnoe Lane. Built in 1928 this bay fronted chalet style, wonderful home stands on a 0.22 acre plot (STS) and has been extended through its time to create versatile family accommodation that it offers currently. The scene is set as you pull on to the drive past the wrought iron railings to the front on to the drive; you enter through the entrance porch leading into the entrance hall; the original part of the property benefits from stripped floorboards and picture rails. The welcoming and comfortable triple aspect lounge has a bay window to the front and 'French Doors' to the rear, the dining room is to the other side of the entrance hall and again has a bay window to the front, the kitchen/breakfast room has been extended to the rear enabling the breakfast area to overlook the beautiful rear garden via 'French Doors', a utility room leads off to the side with a cloakroom off of this and a door to the side of the property, the enclosed drive and patio area. The accommodation continues along the entrance hall leading to a study/fifth bedroom and the master bedroom with a bay window to the front with a good size en-suite with bath and separate walk-in shower. Upstairs there is a guest bedroom with en-suite bathroom, two further double bedrooms and a family shower room. Outside to the front there is a wrought iron fence to the front boundary extending down one side with a low-level hedge; the drive sweeps across the front of the property and continues through double wooden gates to a double width garage. The garage has two additional enclosed storage areas to the back; the rear garden is a lovely place to be and mainly laid to lawn with carefully placed mature shrubs and trees and benefits from two separate patio areas.

AN APPOINTMENT TO VIEW IS A 'MUST' TO FULLY APPRECIATE THIS LOVELY FAMILY HOME AND ITS LOCATION.

The property benefits from, UPVC double glazed doors and windows to most rooms, gas to radiator central heating, three reception rooms, two en-suites, a fantastic location and stands on a lovely plot.

Putnoe Lane is a strong and established sought after Road and lies just off Kimbolton Road and offers very convenient access to local schooling options from both the state and private sector. Bedford Park is just a short walk away and the property also offers quick and easy access to the town centre and mainline railway station which offers fast and frequent services to the capital. There are three popular secondary shopping parades, public houses and parks within walking distance.

- DETACHED FAMILY HOME
- STANDING ON A 0.22 ACRE PLOT (STS)
- FOUR/FIVE BEDROOMS
- TWO EN-SUITES
- EXTENDED
- THREE RECEPTION ROOMS

- KITCHEN/BREAKFAST ROOM
- GAS CENTRAL HEATING
- AMPLE OFF-ROAD PARKING
- DETACHED DOUBLE GARAGE
- LARGE PRIVATE REAR GARDEN
- SUPERB LOCATION

Call Compass Executive Homes on 01234 270333 to arrange your viewing.

COUNCIL TAX TELEPHONE BEDS BOROUGH COUNCIL DIRECT LINE 01234 718097
(Option 5)

EDUCATION DEPARTMENT: TELEPHONE BEDFORDSHIRE COUNTY COUNCIL DIRECT
LINE: 01234 228852.

PLEASE NOTE: NONE OF THE SYSTEMS & APPLIANCES IN THIS PROPERTY HAVE
BEEN TESTED.

PLEASE NOTE: THE PURCHASER IS ADVISED TO OBTAIN VERIFICATION FROM
THEIR SOLICITOR AND/OR SURVEYOR TO THEIR OWN SATISFACTION.

PLEASE NOTE: AMPLE POWER POINTS THROUGHOUT THIS PROPERTY.

Money Laundering Act 2004 we are required to obtain photographic identification of
any persons purchasing a property through our firm. Upon acceptance of an offer you
will need to provide an original official document eg new style driving license/passport
for copying purposes, to be held on file in order to comply with our obligations as
estate agents covered by the act.

Compass Executive Homes for themselves, and for the vendors of the property, whose
agents they are, give notice that; (A) These particulars are produced in good faith, but
are set out as a general guide only and do not constitute any part of a contract; (B) No
person in the employment of Compass Executive Homes has any authority to make or
give any representation or warranty whatsoever in relation to the property. FEBRUARY
2021. These details are presented Subject to Contract and Without Prejudice.

MAP:



EPC:

82, Putnoe Lane
BEDFORD
MK41 9AG

Energy rating

D

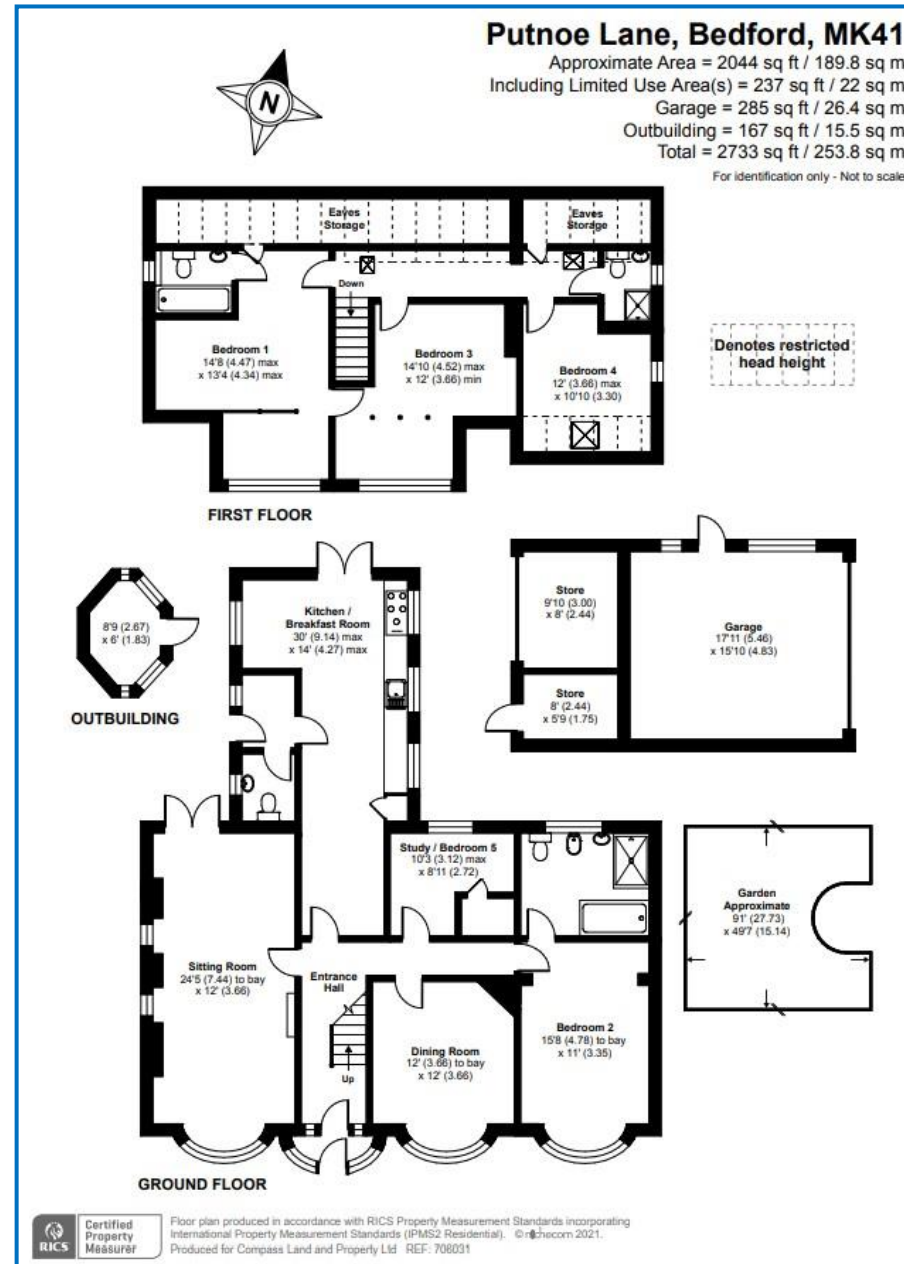
Valid until 5 June 2028

Certificate number
8200-0455-3829-2207-9683

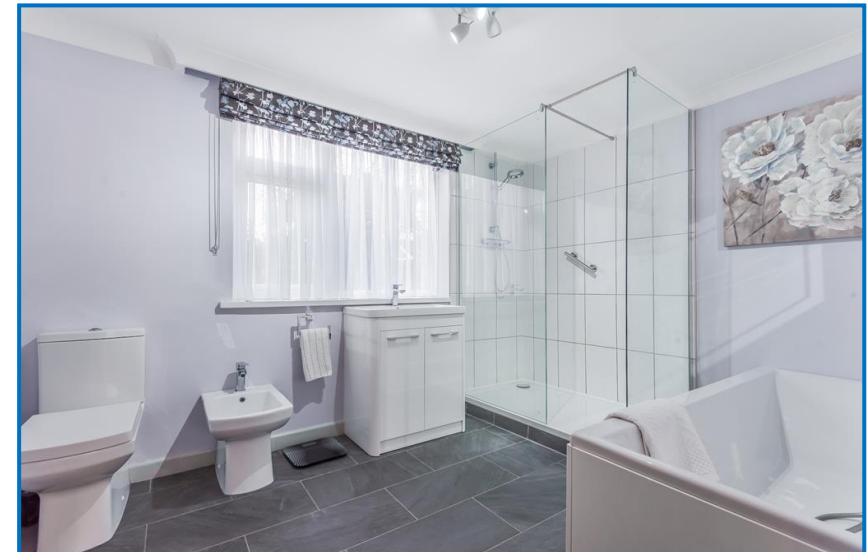
[Print this certificate](#)

Property type	Detached house
Total floor area	191 square metres

FLOORPLAN:









COMPASS EXECUTIVE HOMES

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