



**28 Duck End Lane, Biddenham,
Bedfordshire MK40 4AL**





Nestled in the heart of the highly sought after village of Biddenham, this charming three bedroom 1930 s semi-detached house with a large garden offers a wonderful opportunity to acquire a period property brimming with character and potential. This delightful home is perfect for those looking to create their dream residence, with scope to extend and personalise to suit modern living requirements.

Inside, the accommodation comprises three well proportioned bedrooms, a refitted bathroom, a welcoming reception hall with space for a desk and a spacious lounge featuring a charming fireplace that serves as a focal point plus a large window providing views to the front.

The kitchen is fitted with a comprehensive range of units complete with a built in oven and hob and an integrated fridge/freezer.

The 86 ft x 45 ft garden to the rear provides ample opportunity for outdoor entertaining, gardening, or even the addition of a summer house or home office. The garden is a particular highlight, offering a private and tranquil setting with mature shrubs and lawn, ideal for families and those who enjoy spending time outdoors. The 53 ft x 24 ft side garden leads to the front where off road parking is available.

One of the stand out features of this home is its position and the delightful open views over the country park towards the local church, adding a sense of peace and community to the setting. This picturesque outlook is a rare find and enhances the overall charm of the property.

Biddenham is a highly desirable village located just a short drive from Bedford town centre, offering a blend of tranquillity and convenient access to amenities. The village boasts a strong community spirit, with a well regarded primary school, sports pavilion, and a popular village pub/restaurant. For those who enjoy the outdoors, there are numerous footpaths and green spaces nearby, perfect for walking, cycling. In addition to its village charm, there are excellent transport links, with easy access to the A421, making commuting to Bedford, Milton Keynes, and beyond straightforward. Bedford railway station is also within easy reach, providing direct services to London St Pancras in under an hour.

Early viewing is highly recommended to fully appreciate the potential and unique features on offer.

- * 3 Bedrooms
- * Spacious Lounge
- * Fitted Kitchen
- * Refitted Bathroom
- * Part Double Glazing
- * Gas Radiator Heating
- * Large Rear Garden

FREEHOLD

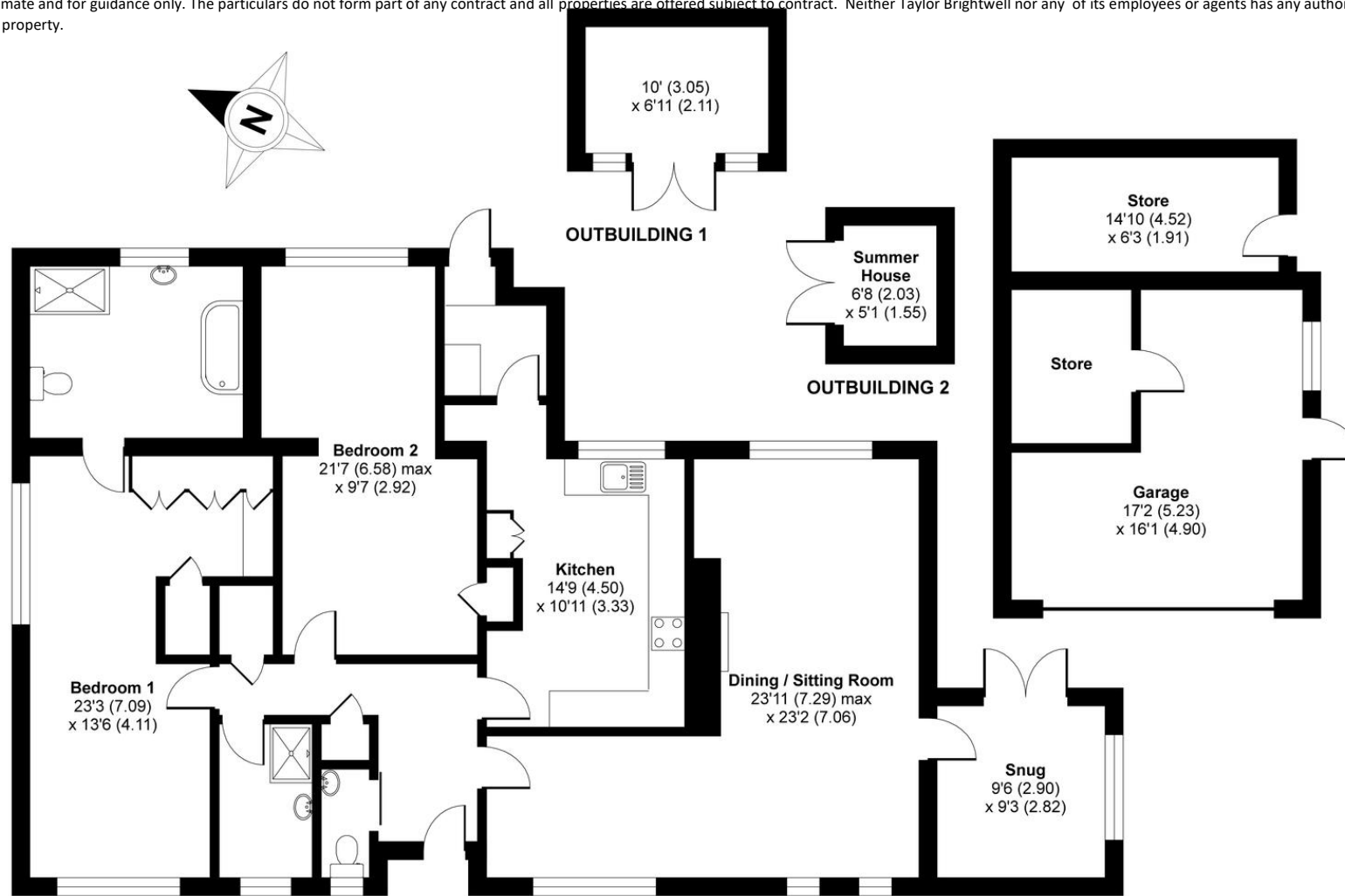


“Hassett House”, Hassett Street, Bedford MK40 1HA

www.taylorbrightwell.co.uk property@taylorbrightwell.co.uk

01234 326444

Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation and we would ask for co-operation in order that there is no delay in agreeing a sale. Agents Notes: The agent has not tested any apparatus, equipment, fixtures & fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. All photographs shown are for illustration purposes only and may depict items that are not for sale or included in the sale of the property. Please note that we have not checked the situation with regards to planning consents, building regulation consents and any other relevant consents relating to this property and therefore, any interested purchaser should carry out their own enquiries with the appropriate authorities. All measurements are approximate and for guidance only. The particulars do not form part of any contract and all properties are offered subject to contract. Neither Taylor Brightwell nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property.



GROUND FLOOR

Approximate Area = 1524 sq ft / 141.6 sq m

Garage = 386 sq ft / 35.9 sq m

Outbuildings = 105 sq ft / 9.7 sq m

Total = 2015 sq ft / 187.2 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). © nitchecom 2021. Produced for Taylor Brightwell. REF: 780261