



Home Road, Kempston, Bedford, Bedfordshire MK43 9BL

WALDENS ESTATE AGENTS



Home Road  
Kempston  
Bedford  
Bedfordshire  
MK43 9BL

Guide Price £470,000

Individually built three bedroom detached bungalow in immaculate condition. Lounge with arch leading into dining room. Fitted kitchen with some built in appliances. Re-fitted shower room. Separate re-fitted cloakroom. Garage, ample parking. Front and rear low maintenance garden.

- Detached Bungalow
- Immaculate Condition
- Re-Fitted Shower Room
- Good Sized Lounge
- Double Glazed
- Dining Room
- Re-Fitted Cloakroom
- Immaculate Condition Kitchen
- Garage & Driveway
- Low Maintenance Front and Rear Garden

- Council Tax Band E
- Energy Efficiency Rating D



Kempston Rural is a located to countryside walks and within walking distance of Primary School and shops. Ideally located within easy reach of the A421, A428 and onwards to A1 and M1



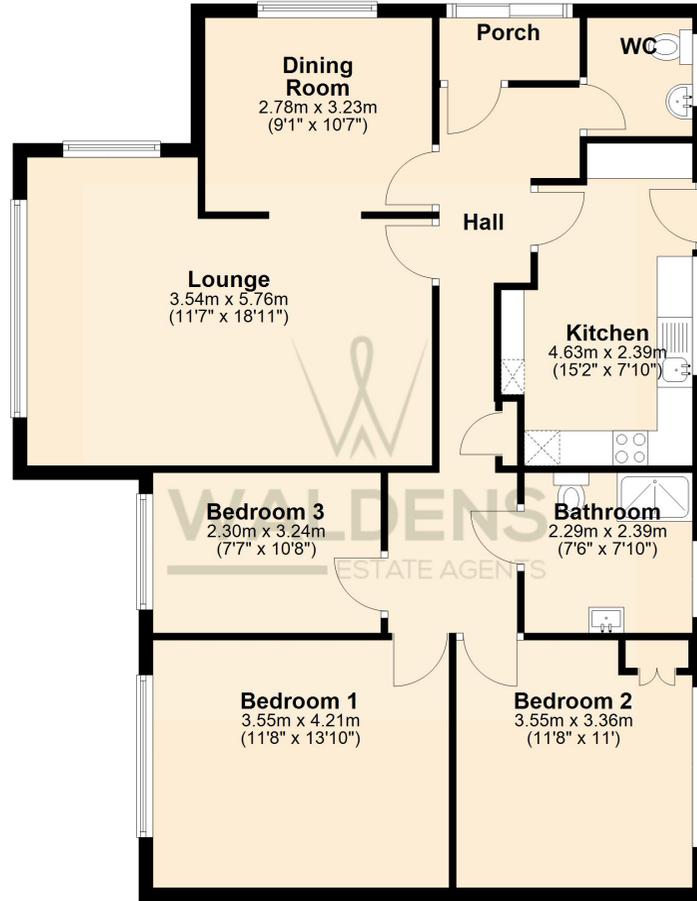
Entering the property into the porch with further door into the entrance hall. The entrance hall allows access to all rooms that the bungalow has to offer. The refitted cloakroom is found to the front. The dining room is off the hall with window overlooking the front of the property and arch which allows access to the sizeable lounge with large windows allowing natural light to flow in. The lounge has it's own door back into the hallway. Directly opposite is the immaculate kitchen with a vast array of cupboards and work surfaces. Built in oven with induction hob and extractor over. Built in fridge/freezer and space for washing machine and dishwasher, Window over looks the rear of the property and a door allows access into the enclosed private garden. Further down the hall you have the three proportional bedrooms and the beautiful re-fitted shower room, which like the rest of the property is in immaculate order. Outside you have a private fully enclosed garden which is shingled to allow easy upkeep. Featured paved patio area which is ideal for entertaining. To the front it is shielded by the a hedge boundary which is shingled and give the option of further parking if required. The garage is separate from the bungalow and has access either from the garden or from the drive to the side. Power supplied and window. You have driveway with parking for a couple of vehicles.

It is recommended that any interested purchasers should satisfy themselves as to the accuracy of all internal measurements and that all heating, hot water, plumbing, sanitary and electrical installations which have not been tested by us are in efficient working order and ensure services are connected. All telephone installations are subject to individual telephone company regulations.



### Ground Floor

Approx. 102.1 sq. metres (1098.7 sq. feet)



Total area: approx. 102.1 sq. metres (1098.7 sq. feet)

Total floor area excludes outbuildings  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>82</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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The information contained in the property details are designed to help you decide whether you would like to view the property and to avoid wasting your time in viewing unsuitable properties. We endeavour to ensure accurate information is detailed, but we are largely guided by information supplied to us by the seller. We are unable to check all aspects of the property as this would be prohibitive. Some of the photographs are taken using a wide- angled lens. Where a floor plan has been provided, this is for guidance purposes only.

