



Grange Lane, Bromham Guide price £500,000 to £550,000

Guide Price £500k to £550k. A proper layout that works - open-plan living, zoned spaces, and room for everyone to spread out or come together| Stylish modern kitchen with gloss cabinetry, integrated appliances, and space to cook, chat and keep an eye on what's going on | Handy utility room that keeps the laundry and storage tucked neatly out of the way | Conservatory with a newly fitted warm roof — not just a glass bolt-on, but a usable, cosy extra room for all seasons | Main bedroom with an en-suite - so no waiting for the shower in the morning rush | Three further bedrooms offering flexibility - ideal for guests, work-from-home setups or as dedicated hobby spaces | Family bathroom with a bath and shower over - great for a quick rinse in the morning or a long soak at the end of the day | Private rear garden with patio and lawn - space to relax in the sun or fire up the BBQ for an evening with friends | Driveway with space for more than one car - no squeezing into tight spots and space for visitors to park off road | Located in Bromham - village feel, handy local shops, and great links into Bedford, the A421 and train stations for a smooth commute |



GUIDE PRICE £500,000 to £550,000

Bungalows Like This Are Becoming Harder To Find - especially ones with this much space, flexibility, and a setting that balances countryside living with access to everyday essentials and strong transport links.

It's the kind of home that works just as well for a growing family as it does for someone thinking long-term. There's room to spread out, space to entertain, and no stairs to worry about - now or later.

The main living area offers space to relax, gather, or switch off at the end of the day. Whether it's quiet evenings or a house full of guests, there's a natural flow that makes everyday life feel easy.

Recently upgraded with a warm roof, the adjoining conservatory is now a usable, welcoming part of the home all year round - not just when the sun's out.

The kitchen is bright and well-equipped, with sleek cabinetry, loads of prep space, a double oven, and an induction hob - great for those who enjoy cooking or simply want to get the most out of mealtimes.



A separate utility room keeps the washing machine and laundry out of sight.

When it's time to recharge, all four bedrooms are a good size. The main bedroom includes an en-suite, while the remaining rooms offer flexibility - whether you're welcoming guests, setting up a workspace, or accommodating family. The modern bathroom includes a full-sized bath with a shower over - ideal for quick mornings and slow soaks alike.

Outside, the rear garden has a generous patio and a neat lawn - a safe and private space that's easy to enjoy and easy to maintain.

Got a car or two? The driveway offers space for multiple vehicles in tandem, giving you proper off-street parking without taking up garden space. It's practical, low-maintenance, and means you'll never need to fight for a spot on the road. No more wondering where to park when friends or family visit.

The location gives you the best of both worlds - village life with the benefit of local shops, schools, and easy links into Bedford. Train stations at Bedford and Kempston Hardwick are within reach, and the A421, M1 and A1 all offer straightforward road connections.

So why wait? Give the friendly team at Leysbrook a call today and book your viewing - this home won't be on the market for long!

| ADDITIONAL INFORMATION

Council Tax Band - E

EPC Rating - D



| GROUND FLOOR

Lounge: Approx 13' 11" x 11' 11" (4.24m x 3.64m)

Kitchen: Approx 10' 8" x 10' 5" (3.25m x 3.17m)

Dining Room: Approx 10' 5" x 7' 11" (3.16m x 2.41m)

Utility Room: Approx 6' 4" x 5' 1" (1.92m x 1.55m)

Conservatory: Approx 11' 5" x 8' 3" (3.48m x 2.51m)

Bedroom One: Approx 11' 11" x 10' 2" (3.64m x 3.09m)

En-suite: Approx 8' 6" x 3' 1" (2.59m x 0.94m)

Bedroom Two: Approx 14' 0" x 10' 5" (4.27m x 3.17m)

Bedroom Three: Approx 10' 5" x 9' 6" (3.17m x 2.90m)

Bedroom Four: Approx 8' 11" x 8' 6" (2.73m x 2.58m)

Bathroom: Approx 8' 2" x 6' 6" (2.49m x 1.98m)

| OUTSIDE

Driveway providing off road parking for 4/5 cars

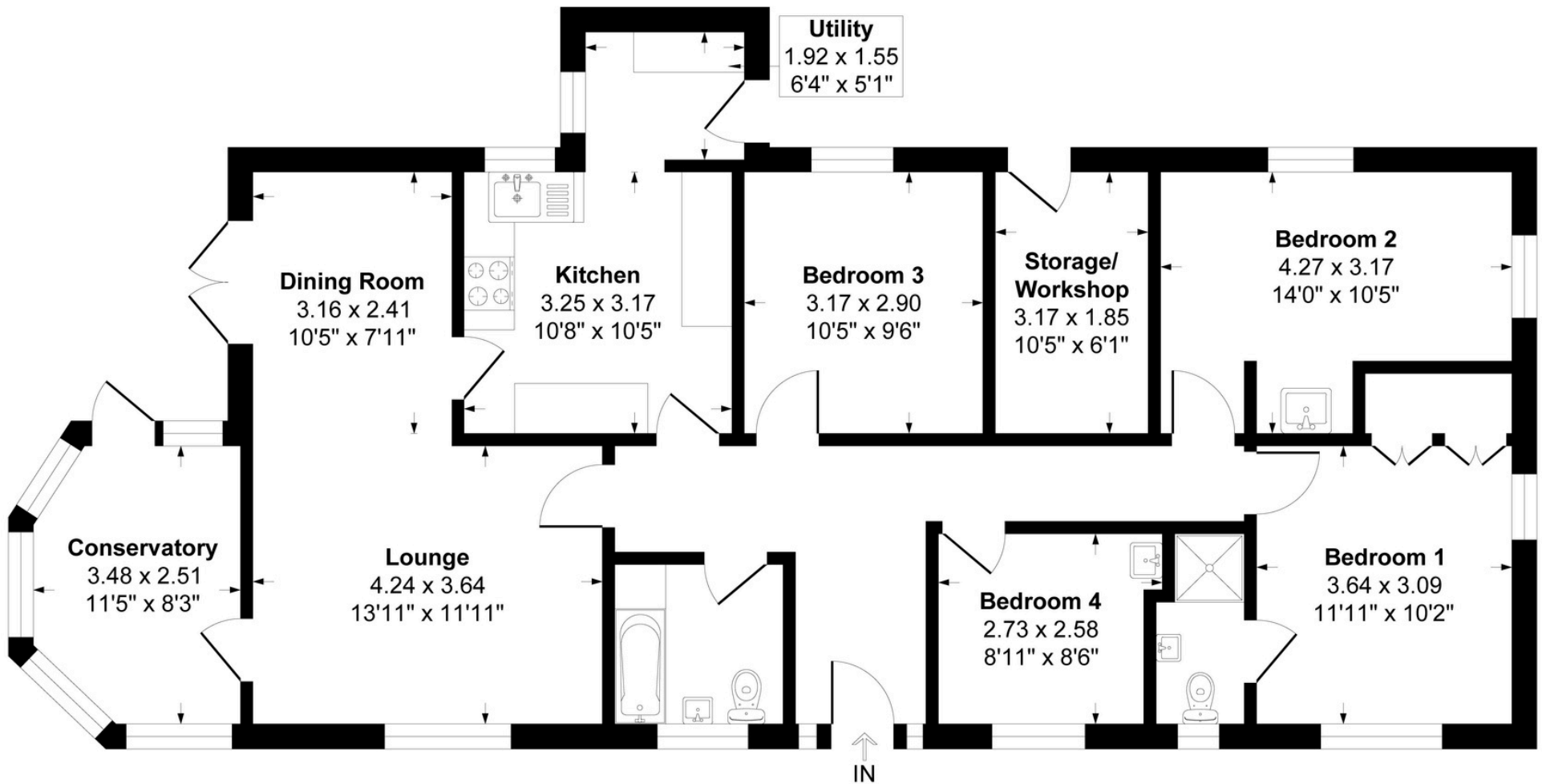
Storage / workshop: Approx 10' 5" x 6' 1" (3.17m x 1.85m)

Enclosed rear garden with patio area



Ground Floor

Approx. 106.9 sq. metres (1151.0 sq. feet)



Total area: approx. 106.9 sq. metres (1151.0 sq. feet)

For guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, system and appliances shown have not been tested and no guarantee as to their operability can be given.





Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

Leysbrook Team

01462 419329 | info@leysbrook.co.uk

Devonshire Business Centre | Works Road | Letchworth | SG6 1GJ

Leysbrook is the trading name of Leysbrook Limited
Registered in England and Wales 11327419

Registered office: Unit 1b, Focus Four, Fourth Avenue, Letchworth, Hertfordshire SG6 2TU



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		