

1 Sutherland Lane

Bedford | Bedfordshire | MK40 4TL

Lane & HOLMES LLP Est. 1985

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OIEO £370,000

Lane and Holmes are pleased to present for sale this three-bedroom semi-detached home, situated on Sutherland Lane within a sought-after estate on the edge of Biddenham....

Key Features

Bright living room

Modern kitchen/dining room with integrated appliances

Master bedroom with ensuite shower room

Second double bedroom

Further generous single bedroom

Family bathroom and downstairs WC

Enclosed garden

Garage with power & off-road parking for one vehicle

Freehold

- Council Tax Band: D
- Energy Efficiency Rating: B









The property offers well-proportioned accommodation over two floors. The ground floor includes a bright living room, a modern open-plan kitchen/dining room with integrated appliances and French doors to the garden, plus a convenient downstairs WC.

Upstairs are three bedrooms, including a spacious principal double with an ensuite shower room, a second double bedroom, and a generous single bedroom. A family bathroom with a bath and shower over completes the accommodation.

Outside, the property benefits from a private garden, partly paved and partly laid to lawn. There is a garage with power, currently used as a home gym, and a driveway providing off-road parking for one vehicle. Additional benefits include gas central heating and double glazing throughout.

We understand that a service charge of approximately £160 per annum (subject to annual review) is payable to FirstPort for maintenance of the communal spaces. These details should verified by your legal advisor.

Sutherland Lane is located on the western edge of Biddenham, around two miles from Bedford town centre and railway station.





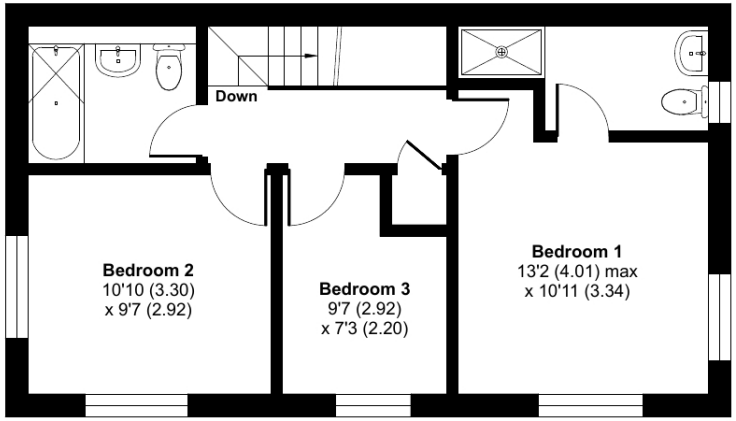


Sutherland Lane, Bedford, MK40

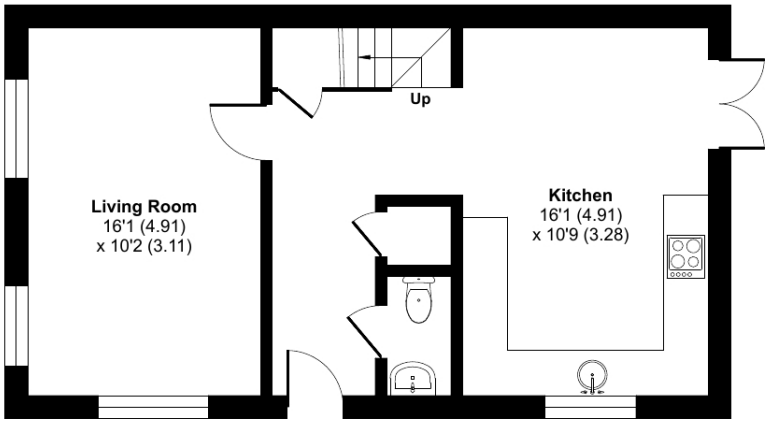
Approximate Area = 962 sq ft / 89.3 sq m (excludes garage)

For identification only - Not to scale

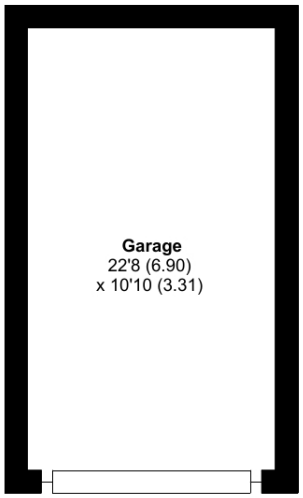




FIRST FLOOR



GROUND FLOOR



GARAGE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Lane & Holmes. REF: 1470207

01234 327744 | sales@laneandholmes.co.uk | www.laneandholmes.co.uk | 66-68 St Loyes Street, Bedford, Bedfordshire,MK40 1EZ

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