

'SOUTH LODGE'

88A Putnoe Lane, Bedford MK41 9AG

Guide price: £1,000,000 freehold



A well appointed, individual new-build, five bedroom detached family home sited on a plot of c.0.28 acre in a highly desirable non-estate location.

'South Lodge'

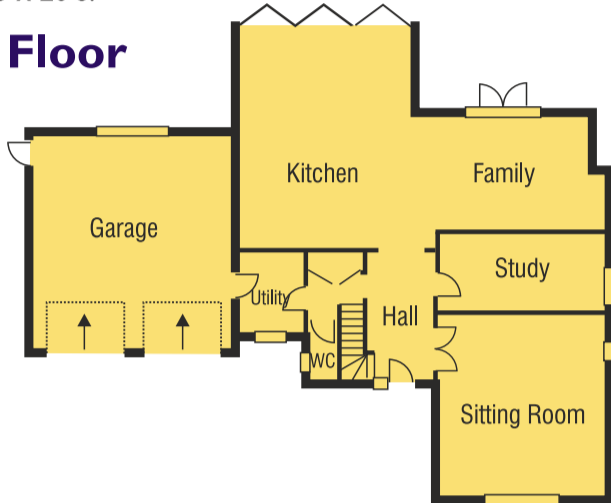


Rear elevation

A rare opportunity

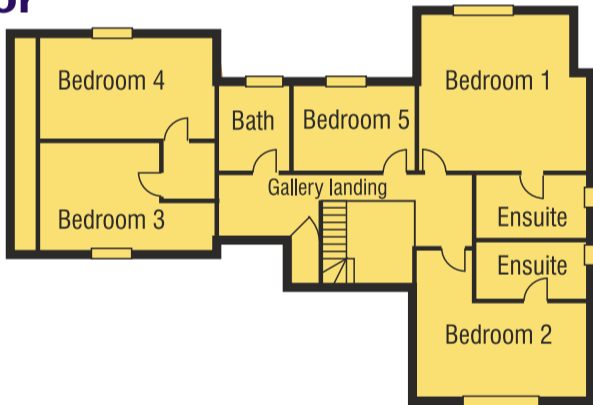
Located in a highly desirable residential area, 'South Lodge' offers a truly rare opportunity to purchase a uniquely designed brand new 5 bedroom detached family home, set within substantial grounds extending to c.0.28 acres. Accommodation of c.2,830 sq. ft. over two floors comprises a full height entrance hall, cloakroom, utility room, sitting room, kitchen/family room, study, five bedrooms (two with ensuites), family bathroom and a large double garage measuring 22'3 x 20'6.

Ground Floor



Kitchen / Family	11.5m (max) x 6.9m (max) reducing to 3.5m (min)	37'9 x 22'7 reducing to 11'6
Sitting room	5.7m x 5.3m	18'8 x 17'4
Study	5.3m x 2.5m	17'4 x 8'2
Utility	2.5m x 2.0m	8'2 x 6'6
Double garage/storage	6.8m x 6.23m	22'3 x 20'6

First Floor



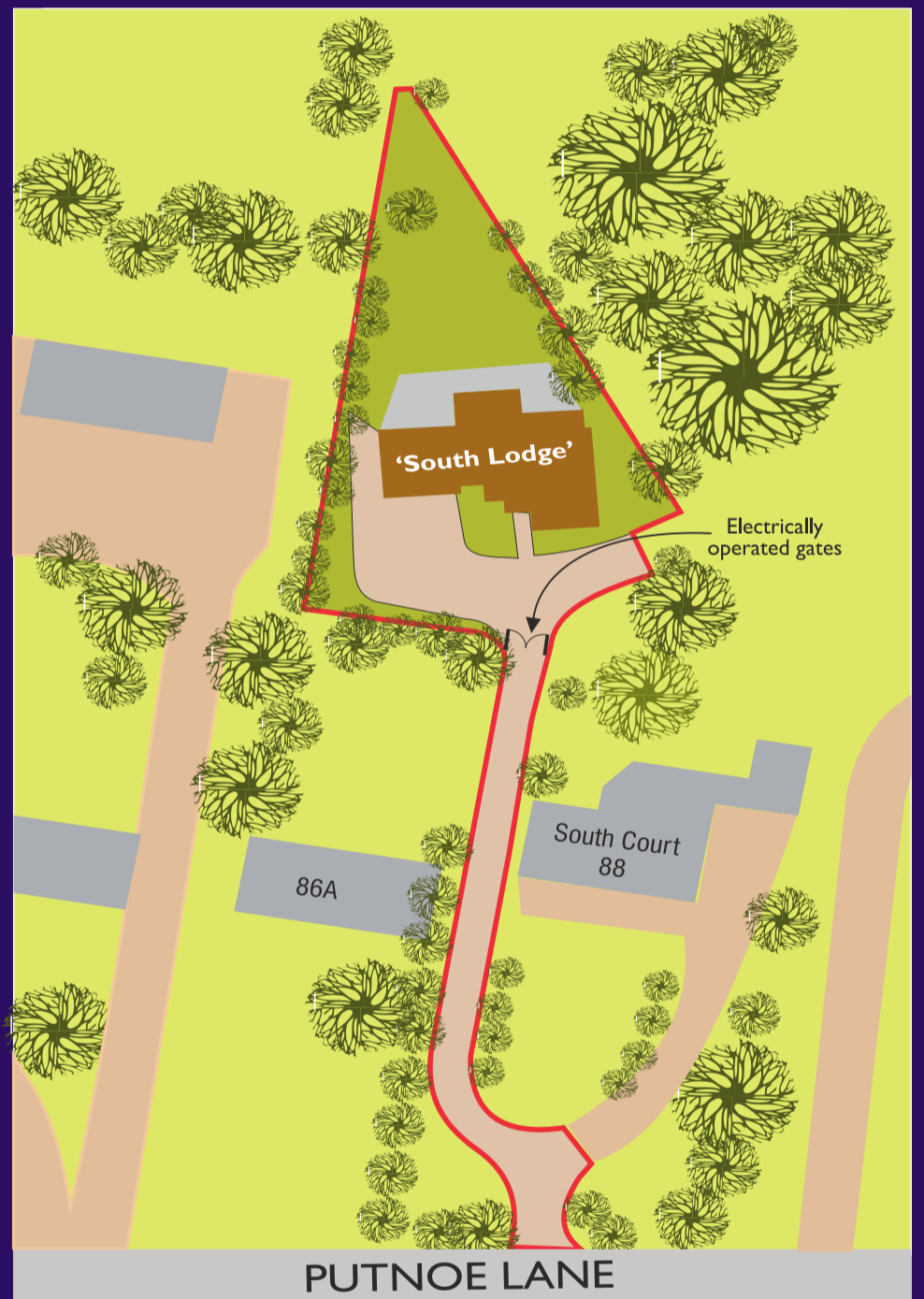
Bedroom 1 plus Ensuite	5.3m (max) x 4.8m 3.4m x 2.1m	17'4 x 15'9 11'1 x 6'10
Bedroom 2 plus ensuite	5.3m x 4.7m (max) 3.4m x 1.8m	17'4 x 15'5 11'1 x 5'11
Bedroom 3	4.5m (max) x 3.3m	14'9 x 10'10
Bedroom 4	5.4m (max) x 3.2m	17'8 x 10'6
Bedroom 5	3.7m x 2.5m	12'1 x 8'2
Family bathroom	2.4m x 2.2m	7'10 x 7'2

Plans are indicative only and not drawn to scale. All dimensions are maximum.

General specification

- High quality Italian kitchen complete with island, granite worktops and intergrated appliances which include: electric oven, induction hob with discrete Xpelair extractor, microwave and dishwasher. Space for an American style Fridge/Freezer and wiring provision for installation of a wine cooler located in the island.
- Kitchen/family room with plentiful media points and large bi-folding doors leading to generous rear garden and patio area
- Utility room with space for washing machine & tumble dryer and ample cupboard storage space
- Zonal underfloor heating to ground floor accommodation with gas fired radiator central heating to first floor
- Luxury Porcelain tiled flooring throughout entrance hall, cloakroom, utility room and kitchen/family room
- Designer sanitaryware installed in wet areas
- Double glazed windows and fitted smoke detectors throughout; fire escape from Bedroom 5
- Large double garage (measuring approximately 22' 3 x 20' 6) with up and over doors and expansive block paved frontage with parking for a minimum of 5 vehicles
- Pre-wiring for electric vehicle charging
- Long approach via a private driveway leading to electrically operated entrance gates
- Planting and turfing to front and rear (to be completed)
- 10 year Buildzone warranty

Site Plan



Kitchen



Family area



Master ensuite



Block paved driveway with electric gates



Sitting room



Over 450 square feet of generous garage / storage space



Bi-folding doors leading to patio area

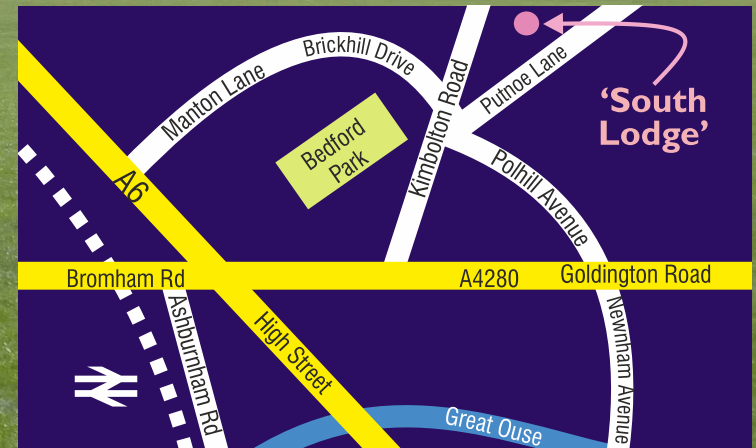
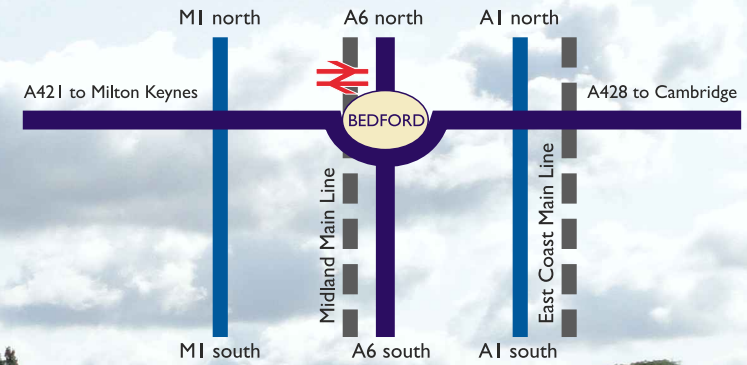


Family bathroom



Ensuite to bedroom 2

LOCATION



Located just 1.5 miles to the north east of Bedford town centre, South Lodge is conveniently situated for access to the A421 (Oxford / Cambridge Expressway) linking the A1 to the M1 and Bedford's mainline railway station which has fast and frequent trains to London St. Pancras International (fast trains approximately 40 minutes).

The immediate area is well served with local shops and schools and is within easy walking distance of Mowsbury and Bedford Parks. Bedford is also home to the highly regarded independent Harpur Trust schools.

For further information please contact selling agents

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