50, Lawrence Road

Biggleswade,
Bedfordshire, SG18 0LS
Freehold O.I.R.O £280,000

COUNTRY PROPERTIES
PART OF HUNTERS

This 2 DOUBLE bedroom Character Cottage with the added benefit of having off road parking is located just a short walk from the town centre and train station. The property offers a lounge, modern country style kitchen, utility area, ground floor bathroom, 2 double bedrooms on the first floor, enclosed landscaped garden to rear and off road parking for 1 car. An early viewing comes highly recommended not to miss out on this beautiful home.

- CHARACTER COTTAGE
- WELL-PRESENTED
- 2 DOUBLE BEDROOMS
- LOUNGE
- MODERN COUNTRY STYLE KITCHEN
- UTILITY AREA
- GROUND FLOOR BATHROOM
- ENCLOSED LANDSCAPED GARDEN
- OFF ROAD PARKING FOR 1 CAR TO REAR
- SHORT WALK FROM TOWN CENTRE & TRAIN STATION

Ground Floor

Entrance Into:-

Lounge

12' 2" x 10' 3" (3.71m x 3.12m)
Double glazed composite door to front aspect. Window to front aspect. 2 alcoves with built-in cupboards and shelving. Radiator.

Kitchen

12' 3" x 9' 9" (3.73m x 2.97m)
Country style kitchen fitted with a range of eye and base level units with solid oak work surfaces over. Large built-in 5 ring gas hob, electric oven and grill with stainless steel extractor over. Double butler sink. Integrated fridge, separate freezer and dishwasher. Tiled splash backs. Radiator. Window to rear. Sold oak flooring. Opening to:-

Utility Area

6' 0" x 4' 9" (1.83m x 1.45m)
Built-in cupboards with sold oak work surface over. Spaces for washing machine and tumble dryer. Window to side. Solid oak flooring.

Outer Hallway

6' 9" x 2' 11" (2.06m x 0.89m)
Built-in seating. Cloaks area.

Bathroom

6' 11" x 5' 4" (2.11m x 1.63m)
White 3 piece suite. Panelled bath with shower over. Low level WC. Wash hand basin. Ceramic tiled splash back areas. Vinyl flooring. Frosted window to rear.

First Floor

Landing

2' 10" x 2' 5" (0.86m x 0.74m)
Loft hatch. Doors to:-

Bedroom One

12' 2" x 10' 2" (3.71m x 3.10m)
Cast iron feature fireplace. Radiator. 2 windows to front.

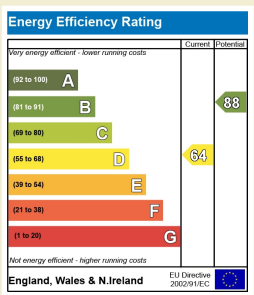
Bedroom Two

9' 9" x 9' 5" (2.97m x 2.87m)
Radiator. Window to rear.

Outside

Rear Garden

Fully landscaped rear garden. Laid to lawn with stone patio area. Timber fence surrounding. Timber gate into garden. Timber gate leading to off road parking for 1 car to rear.



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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