



# 16, Spring Close

Biggleswade,  
Bedfordshire, SG18 0HL  
**£410,000**

country  
properties

This well presented 3 bedroom semi detached property is situated on a quiet cul-de sac only a 13 minute walk from Biggleswade town centre and train station. The property comprises; entrance hallway, downstairs cloakroom, spacious kitchen/diner, lounge, study and to the first floor are three good size bedrooms and the family bathroom. Externally the property boasts a south facing rear garden, driveway providing off road parking for 3 cars and a single garage. This amazing property must be viewed!

- Semi-detached family home
- 3 Bedrooms
- Cloakroom and family bathroom
- 17ft Lounge
- Spacious kitchen/diner
- Separate Study/Home Office.
- Front and rear garden
- Driveway for 3 cars and garage

## Ground Floor

### Entrance Hall

18' 7" x 4' 4" (5.66m x 1.32m)

uPVC double glazed frosted door to the front aspect, stairs to first floor, Karndean flooring, two radiators, three skylights.

### Cloakroom

Low level WC. Radiator. Wash hand basin. Karndean flooring. uPVC double glazed frosted window to front.

### Kitchen/Diner

17' 0" x 11' 10" narrowing to 8'8" (5.18m x 3.61m)

Fitted with eye and base level units with roll top work surfaces over, electric oven and gas hob, space and plumbing for a washing machine and dishwasher, space for a fridge/freezer, butler sink, ceramic tiled splash back, wall mounted gas fired boiler, Karndean flooring, radiator, coving to ceiling, under stairs storage cupboard, two uPVC double glazed windows to the front aspect.

### Lounge

17' 0" x 11' 6" (5.18m x 3.51m)

uPVC double glazed window to the rear aspect and uPVC double glazed French doors onto the rear garden, Karndean flooring, radiator, coving to ceiling, gas fireplace with cast iron hearth, tiled base and wooden surround.

### Study

10' 10" x 7' 0" narrowing to 4'10" (3.30m x 2.13m)

uPVC double glazed window to the rear aspect, radiator, Karndean flooring, coving to ceiling.



## First Floor

### Landing

Radiator, built in storage cupboard with shelving and hanging rail, airing cupboard housing the hot water tank with shelving, loft hatch, doors to:

### Bedroom One

11' 6" x 9' 6" (3.51m x 2.90m)

uPVC double glazed window to the side aspect, radiator, coving to ceiling, built in double wardrobe with shelving and hanging rail.

### Bedroom Two

10' 2" x 8' 9" (3.10m x 2.67m)

uPVC double glazed window to the side aspect, radiator, coving to ceiling, built in double wardrobe with shelving and hanging rail.

### Bedroom Three

8' 6" max x 7' 3" max (2.59m x 2.21m)

uPVC double glazed window to the rear aspect, radiator, coving to ceiling.

### Family Bathroom

White suite comprising; bath with mixer tap and shower attachment, low level flush WC, wash hand basin with pedestal, Karndean flooring, stainless steel heated towel rail, inset spot light lighting, uPVC double glazed frosted window to the front aspect.

## Outside

### Front Garden

Block paved driveway providing off road parking for 3 cars leading to the single garage, surrounded by brick wall and wooden fencing, boarded by shrubs, storm porch over the front entrance, outside water tap.

### Garage

26' 7" x 8' 11" narrowing to 4' 8" (8.10m x 2.72m)

Up and over metal door, power and light, uPVC double glazed door into the garden.

### Rear Garden

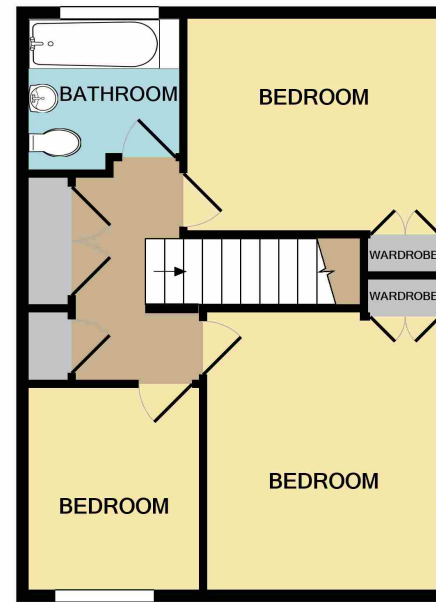
Enclosed south facing rear garden with 2 paved patio areas, one with newly erected timber pergola above, summerhouse with power and light, grassed area surrounding pond with waterfall feature and illumination, raised beds and vegetable patch to the back.







GROUND FLOOR  
APPROX. FLOOR  
AREA 735 SQ.FT.  
(68.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 394 SQ.FT.  
(36.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1129 SQ.FT. (104.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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