

Please Note 1. When making an appointment to view, please verify with us that the information you have is up to date and coincides with your expectations. 2. None of the statements contained in these particulars are to be relied on as statements of fact. Areas, measurements of distances are given as a guide only. 3. Unless otherwise stated, we have not tested any of the equipment, appliances or services to this property nor do we have any knowledge of any defects. 4. Potential purchasers are strongly advised to commission their own investigations into general condition of the property and to check critical dimensions for themselves, especially if ordering carpets or fitted furniture.

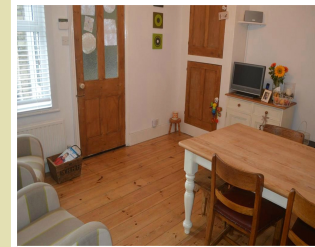


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COUNTRY PROPERTIES



22 Drove Road
Biggleswade
Bedfordshire
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Freehold £269,950

REF: 3601713



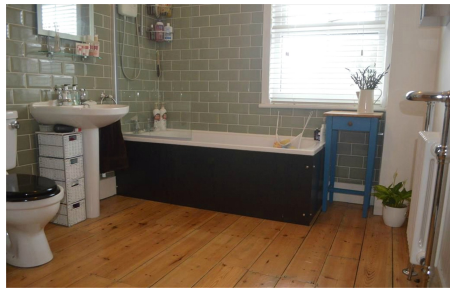
COUNTRY PROPERTIES

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This Very Well Presented And Deceptively Spacious 3 Double Bedroom Character Property Has The Benefit Of; Off Road Parking, Large Garden And Workshop. Viewing Comes Highly Recommended.

- CHARACTER HOME
- ACCOMMODATION ON 3 LEVELS
- LOUNGE WITH LOG BURNER
- SEPARATE DINING ROOM
- 1ST FLOOR BATHROOM
- 3 BEDROOMS
- WORKSHOP
- UTILITY ROOM & CLOAKROOM
- OFF ROAD PARKING
- APPROX 120FT REAR GARDEN

Ground Floor

Double glazed front door into:

Lounge 13' x 13' into bay (3.96m x 3.96m)

Brick built fireplace with log burner and tiled hearth. Stripped floorboards. Double glazed bay window to front. Dimmer switch. Dado rail. Double radiator and single radiator. Part glazed stripped door into:

Inner Lobby Stairs to first floor. Stripped part glazed door into:

Dining Room 13' x 10' 10" (3.96m x 3.30m)

Stripped door leading to under stairs storage cupboard. Storage cupboards in alcove. Exposed floorboards. Radiator. Stripped part glazed door to:

Re-fitted Kitchen 10' x 7' 11" (3.05m x 2.41m)

Wall and base units with work surfaces over. 1 1/2 bowl single drainer sink unit with mixer tap. Built in electric oven, electric hob and extractor fan over. Plumbing and space for washing machine/dish washer. Space for fridge. Radiator. Double glazed window and door to side.

First Floor

Landing Stairs to second floor. Radiator. Stripped doors to:-

Bedroom Two 13' x 11' into alcove (3.96m x 3.35m)

Double glazed window to front. Double radiator. Built in storage cupboard. Stripped floorboards

Bedroom Three 10' 11" x 9' 10" (3.33m x 3.00m)

Double glazed window to rear. Double radiator. Stripped floorboards.

Bathroom 10' x 7' 11" (3.05m x 2.41m)

White bathroom suite with complimentary tiling comprising; panelled bath with shower over, pedestal wash hand basin and low level WC. Towel rail/radiator. Built in airing cupboard with tank and shelving and access to loft space. Stripped floorboards. Double glazed frosted window to rear.

Second Floor

Landing Access to loft space.

Bedroom One 14' 2" x 11' 5" (4.32m x 3.48m)

Double radiator. Two built in wardrobes with hanging rail. uPVC double glazed window to rear.

Outside

Front Garden Tarmac driveway with parking for approximately 2/3 cars. Gated side access to:

Rear Garden Large rear garden of approximately 120ft. Laid to lawn, shrub and flower borders. Power points and lighting. Patio area. Log store.

Workshop 14' 7" x 11' 5" (4.45m x 3.48m)

Power and light. Separate fuse box. Work bench. Eaves storage.

Utility Room 8' x 6' 9" (2.44m x 2.06m)

Single drainer sink unit with mixer tap, work surface over and cupboard under. Plumbing and space for dish washer/washing machine. Space for fridge/freezer. Wall mounted gas combi boiler. Heated towel rail.

Outside WC Low level WC and wash hand basin with tiled splash back. Window to rear.