



Stratton Way, Biggleswade, Bedfordshire. SG18 0NS





## 3 Bedroom Semi-Detached House

### Asking Price £350,000 Freehold

A spacious 1940's three bedroom semi detached home with an impressive 110ft garden and huge potential to extend (STP) to make it your own!

- Approx. 110ft long garden
- Potential to extend (STP)
- Ideal renovation project
- Spacious accommodation throughout
- Recently refitted boiler
- Three generous bedrooms
- Garage and driveway
- Walking distance to school and amenities
- 20 minute walk to town and train station
- Awaiting EPC. Council tax band C



## **Ground Floor**

### **Entrance Porch:**

Upvc double doors into:

### **Inner Hall:**

Wooden door and window with obscured glass. Carpet flooring. Stairs to first floor. Storage cupboard under stairs. Doors to living room, kitchen and dining room. Radiator.

### **Living Room:**

Abt. 11' 11" x 11' 5" (3.63m x 3.48m) Carpet flooring. Fireplace and tiled mantle piece. Wooden framed double glazed bay window to front. Radiator.

### **Dining Room:**

Abt. 12' 0" x 10' 11" (3.66m x 3.33m) Carpet flooring. Fireplace and tiled mantle piece. Radiator. Wooden framed double glazed window and door into garden.

### **Kitchen:**

Abt. 10' 4" x 7' 7" (3.15m x 2.31m) Matching wall and base units with laminate worktops. Stainless steel sink and drainer. Freestanding gas hob and oven. Space for white goods (to be confirmed if included). Wooden framed double glazed window over sink. Upvc door into garden. Vinyl flooring. Wall mounted

gas boiler (replaced approx. 4 1/2 years ago)

## **First Floor**

### **Landing:**

Carpet flooring. Doors to bedrooms, WC and bathroom. Loft access – fully boarded.

### **Master Bedroom:**

Abt. 12' 0" x 10' 11" (3.66m x 3.33m) Carpet flooring. Wooden framed double glazed window. Radiator. Built in wardrobe.

### **Bedroom Two:**

Abt. 11' 5" x 11' 2" (3.48m x 3.40m) Carpet flooring. Wooden framed double glazed window. Radiator.

### **Shower Room:**

Tiled walk in shower cubicle. Tiled wall to ceiling. Vanity hand wash basin with storage. Wooden framed obscured double glazed window. Chrome heated towel rail. Storage cupboard housing hot water tank. Vinyl flooring. Extractor fan.

### **WC:**

Low level WC. Vinyl flooring. Wooden framed obscured double glazed window. Half tiled walls.

### **Bedroom Three:**

Abt. 7' 5" x 6' 7" (2.26m x 2.01m) Carpet flooring. Wooden

framed double glazed window. Radiator.

### **External**

#### **Rear Garden:**

Approximately 110 ft in length, mostly laid to lawn with mature shrubs, flower beds and patio area. Gated side access. Brick built outbuilding. Door to garage.

#### **Garage:**

Abt. 17' 9" x 7' 7" (5.41m x 2.31m) Up and over door. Wooden door and wooden framed window. Electricity and lighting.

### **Additional Information**

#### **Location:**

This fantastic property is located within walking distance to

Lawnside Academy, Edward Peak Middle School and Stratton Upper School. Biggleswade town and train station is just over a mile away, with trains reaching London Kings Cross in approx. 30 minutes, as well as excellent road links via the A1.

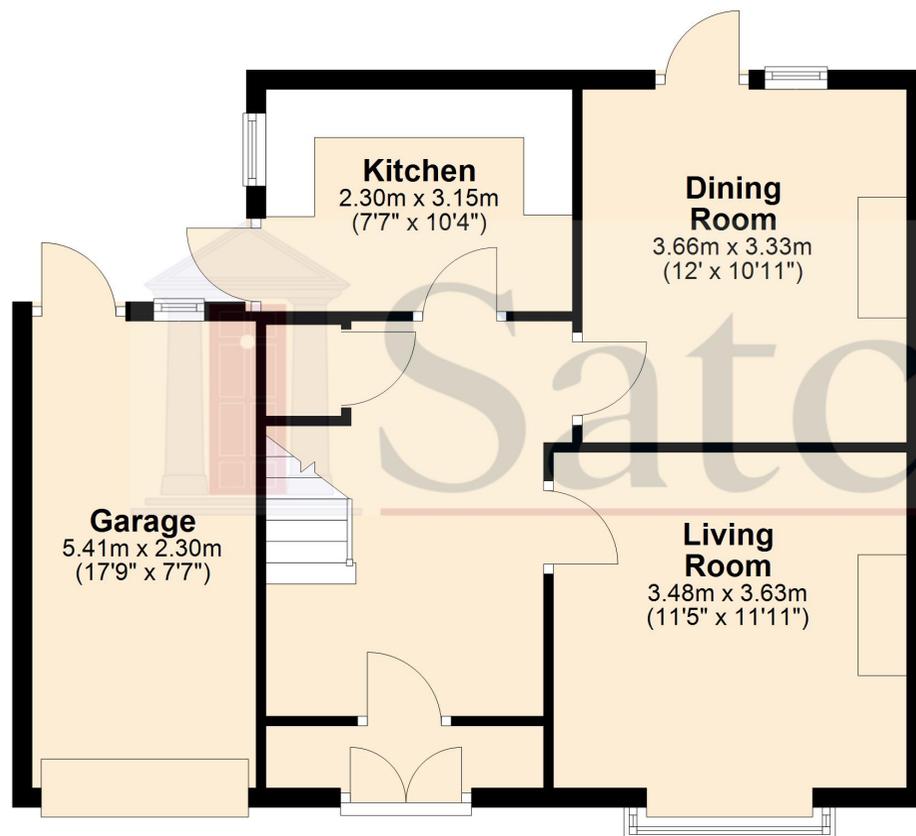
Biggleswade market town offers a wide variety of cafes, pubs, restaurants, shops and supermarkets. Nearby is the popular A1 Retail Park offering high street stores such as Next, Marks & Spencer, Homebase and many more.



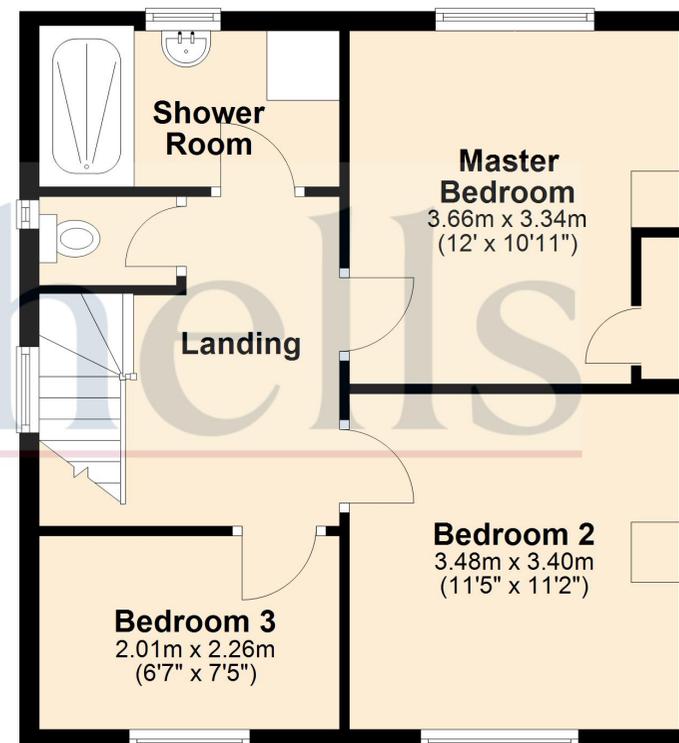


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

## Ground Floor



## First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.