



# 77, The Rowlands

Biggleswade,  
Bedfordshire, SG18 8NZ  
£350,000

country  
properties

**\*\*CHAIN FREE\*\*** In need of some updating throughout, this three bedroom semi-detached family home offers a huge potential to extended (STPP) creating an ideal purchase for the growing family, first time or investment buyer. With a rear garden in excess of 100ft and double garage this property has accommodation comprising of; lounge/diner, irregular shaped kitchen, cloakroom, three good size bedrooms, shower room and off-road parking for three plus cars.

- Semi-detached family home
- In need of modernisation throughout
- Three good size bedrooms
- 20ft x 12ft lounge/diner
- Shower room & cloakroom
- Corner plot with rear garden in excess of 100ft
- Double garage
- Huge potential to extend (STPP)

## Accommodation

### Entrance Hallway

Double glazed front door with window to the side, double radiator, built in cupboard, coving, stairs ascending to the first floor, glazed door to:

### Lounge/Diner

20' 5" x 12' 4" narrowing to 9' 9" (6.22m x 3.76m)

Double glazed bow window to the front aspect, two double radiators, double glazed window to the rear aspect, wall mounted gas coal effect fire with gas back boiler, glazed door to:

### Kitchen

17' 1" max x 17' 9" max (5.21m x 5.41m) Irregular shape room with matching wall and base units with work surface over, inset electric oven, gas hob with extractor fan over, space for a washing machine, dishwasher and fridge/freezer, stainless steel sink 1 1/2 with mixer taps, space for a further white good underneath the breakfast bar, double glazed windows to the rear and side aspect, walk in under stairs cupboard, two double radiators, glazed door to:

### Side Lobby

Double glazed window to the front aspect, double glazed door to the side aspect, coving, double radiator, door to:

### Cloakroom

Double glazed window to the rear aspect, double radiator, low level flush WC, wash hand basin with pedestal, tiled splash back, coving.



## First Floor

### Landing

Double glazed window to the side aspect, hatch to loft with light and ladder, door to:

### Bedroom One

12' 2" max x 10' 9" max (3.71m x 3.28m)  
Airing cupboard with water tank, range of fitted furniture, double radiator, double glazed window to the front aspect.

### Bedroom Two

13' 7" narrowing to 9' 2" x 9' 3" narrowing to 5' 6" (4.14m x 2.82m)  
Double glazed window to the rear aspect, fitted double wardrobes, double radiator.

### Bedroom Three

11' 5" x 9' 1" (3.48m x 2.77m)  
Double glazed window to the rear aspect, built in shelving, double radiator.

## Shower Room

Wash hand basin with vanity and double cupboard, tiled splash back, shaver point and light, radiator, toiletries cabinet, shower cubicle, double glazed window to the rear aspect, low level flush WC.

## External

### Front

The front of the property is enclosed and mainly laid to lawn with a pathway to the front door and gated access to the rear of the property.

### Rear

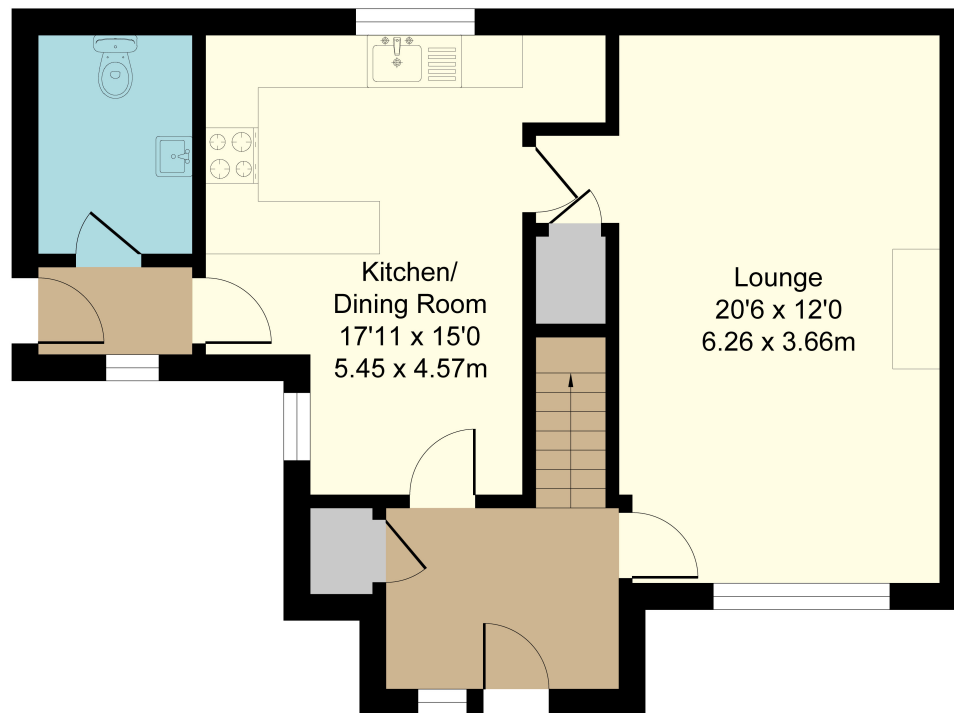
The rear garden is in excess of 100ft comprising of areas laid to lawn, vegetable patch areas, mature hedge, shrub, flower beds and borders, timber sheds and greenhouses (to remain), concrete pathways to access different areas all leading to a double garage with power and light. Off road parking for several vehicles accessed via a private road with opening onto Kitelands Road.





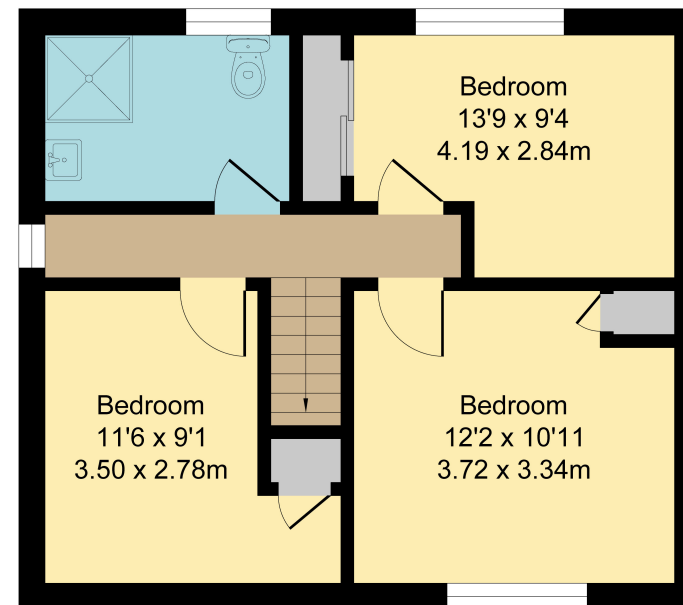
## Ground Floor

Area: 59.6 m<sup>2</sup> ... 642 ft<sup>2</sup>

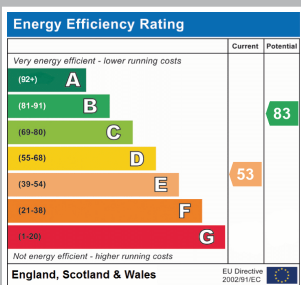


## First Floor

Area: 45.4 m<sup>2</sup> ... 490 ft<sup>2</sup>



Total Area: 105.0 m<sup>2</sup> ... 1132 ft<sup>2</sup>  
 All Measurements are approximate and for display purposes only



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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