



Lawrence Road, Biggleswade, Bedfordshire. SG18 0LU







## 3 Bedroom Semi-Detached House

### £350,000 Freehold

Looking for a renovation project? This chain free three-bedroom semi-detached home is located just footsteps away from the town centre and train station.

- Chain free
- Renovation required throughout
- Off road parking for 5 cars
- Ensuite
- East-facing garden
- Potential to extend STPP
- Walking distance to town
- Close to schools
- EPC rating F. Council tax band C

## **Ground Floor**

### **Entrance Porch:**

Entry via UPVC front door. Tiled flooring. Window to side aspect. Door leading to inner hallway.

### **Inner Hallway:**

Entry via front porch. Doors leading to living room and dining room. Storage cupboard under stairs housing fuse box. Carpet flooring. Stairs rising to first floor.

### **Living Room:**

Abt. 11' 0" x 15' 1" (3.35m x 4.60m) A large room with great potential. Dual windows to front aspect with shutters. Fireplace with stone surround currently not in use. Carpet flooring.

### **Kitchen:**

Abt. 11' 2" x 6' 9" (3.40m x 2.06m) A range of wall and base units with laminate wood effect worksurfaces. Stainless steel sink and drainer. Window to rear aspect with shutters. Tiled flooring. Doorway to bathroom and storage area.

### **Dining Room:**

Abt. 10' 9" x 9' 5" (3.28m x 2.87m) Door from hallway. Window to rear aspect with shutters. Storage cupboard either side of chimney breast. Fireplace currently not in use. Doorway to kitchen. Carpet flooring.

## **Bathroom:**

Located just off of the kitchen comprising of a panelled bath and wash hand basin. Toilet located in separate room on the ground floor. Wall tiling to shower area and splash back areas. Window to side aspect with shutters.

### **Store & WC:**

Located off of the kitchen is a storage cupboard and WC.

## **First Floor**

### **Bedroom One:**

Abt. 11' 0" x 15' 1" (3.35m x 4.60m) A large room with character fireplace, currently not in use. Windows to front aspect with shutters. Carpet flooring. Door to ensuite.

### **Ensuite:**

Fully tiled three-piece suite comprising of walk-in shower cubicle, WC and wash hand basin with vanity unit. Wall mounted mirrored cabinet. Mosaic effect tiled flooring.

### **Bedroom Two:**

Abt. 11' 0" x 12' 3" (3.35m x 3.73m) A double bedroom with window to rear aspect and shutters. Wash hand basin with tiled splash back areas. Carpet flooring.

### **Bedroom Three:**

Abt. 10' 9" x 9' 1" (3.28m x 2.77m) A small double or good sized single bedroom with window to rear aspect and shutters. Laminate flooring. Coving to ceiling. Loft hatch.



## Outside

### Garden & Parking:

Externally you will find a good sized garden which faces East. There are multiple outbuildings ideal for storage which will remain. Decorative concrete fencing around perimeter. Driveway can be accessed from the garden via the side passage. To the front is a large paved driveway offering parking for up to five cars.

### Agents Note:

Gas has currently been capped off to the property but can be reconnected if required. Hot water is supplied by the immersion heater.

Draft particulars yet to be approved by vendor and may be subject to change.

## About The Area:

This property is located only 0.4 Miles on foot from Biggleswade High Street. There is a large range of shops, pubs and restaurants within the town centre, offering something for everyone. Biggleswade mainline train station is also only a few minutes' walk away with a journey time of approximately 31 minutes to London Kings Cross, St Pancras.

Both doctors' surgeries are within walking distance as well as local schools and leisure facilities. Biggleswade also has a large retail park with high street stores such as Next, Marks & Spencer and B&Q.

For those who like the countryside, there is a wide range of countryside walks nearby. Whether you stroll around Biggleswade's Green Wheel, visit Jordan's Mill, Lanford for a cup of tea and some cake, the RSPB reserve in Sandy or the popular Shuttleworth Collection, you are not short for choice.





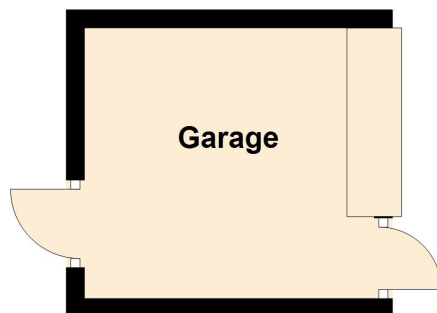


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

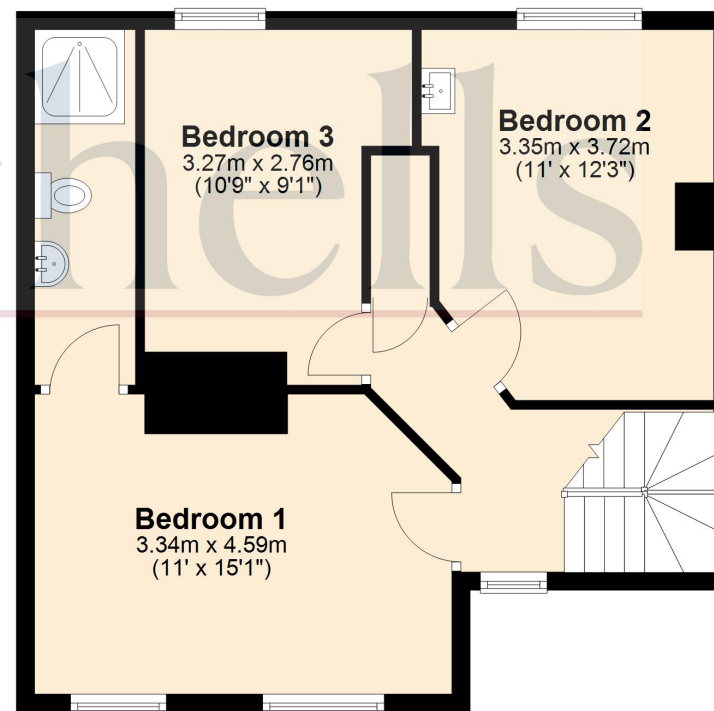
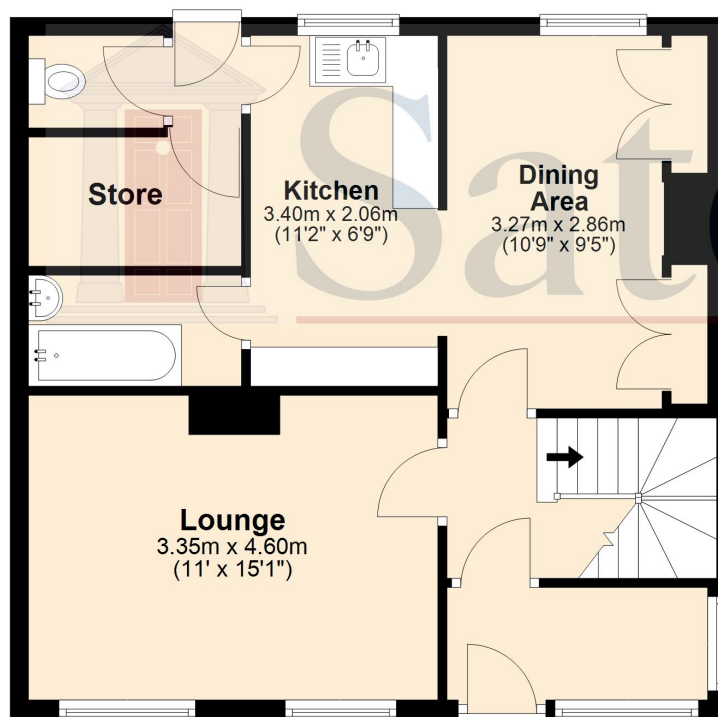




## Ground Floor



## First Floor



For illustration 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.