



**2, Tansey End**  
Biggleswade,  
Bedfordshire, SG18 8WL  
Freehold £435,000

**COUNTRY PROPERTIES**  
PART OF HUNTERS

A three bedroom link detached house situated on the popular Saxon Gate development. The property is located close to leisure facilities, Biggleswade retail park and is within easy access to A1M.

- Three bedrooms with en-suite to master
- Kitchen /breakfast room
- Conservatory.
- Single garage with door to garden
- Enclosed, sunny rear garden.

## Ground Floor

### Entrance Hall

Window to front aspect, radiator, stairs to first floor

### Lounge

10' 6" x 17' 8" (3.20m x 5.38m)

Dual aspect room with window to side and to front, feature fireplace with stone surround.

### Cloakroom

Low level W.C, wash hand basin, radiator.

### Kitchen/Breakfast Room

8' 8" x 17' 4" (2.64m x 5.28m)

Window to front aspect, matching wall and base level units with work surface over and in-top sink with drainer, integrated electric oven, gas hob with extractor over, space for fridge freezer, cupboard housing washing machine and tumble dryer, radiator.

### Conservatory

10' 1" x 10' 4" (3.07m x 3.15m)

Brick base with doors to either side, wall mounted electric radiator.

### First Floor

### Landing

Hatch to loft vault.



## Master Bedroom

12' 8" x 10' 8" (3.86m x 3.25m)  
Window to front aspect, built-in wardrobe, radiator.

## En-Suite

Window to side aspect, low level W.C, wash hand basin, shower cubicle.

## Bedroom 2

11' 2" x 10' 8" (3.40m x 3.25m)  
Window to rear aspect, radiator.

## Bedroom 3

8' 1" x 8' 6" (2.46m x 2.59m)  
Window to rear aspect, radiator.

## Bathroom

Window to front aspect, Three piece suite to include bath with electric shower over, low level W.C, wash hand basin, extractor fan.

## External

### Front Garden

Single garage, off road parking for 1 car.

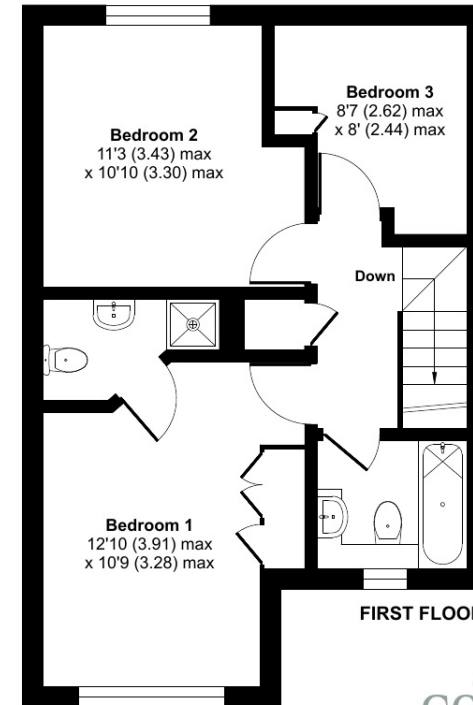
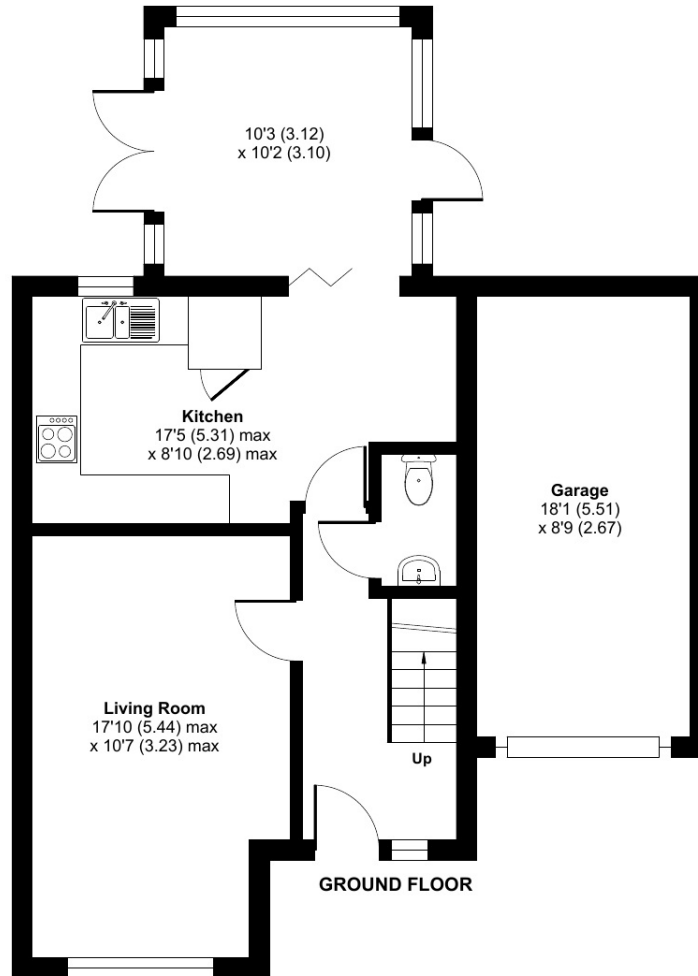
### Rear Garden

Door to garage, enclosed garden with wooden fencing mainly laid to lawn.

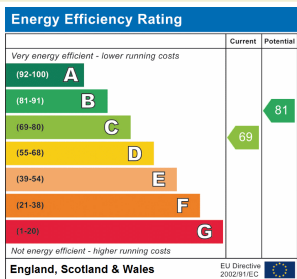




Approximate Area = 977 sq ft / 90.7 sq m  
 Garage = 158 sq ft / 14.6 sq m  
 Total = 1135 sq ft / 105.3 sq m  
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlichecom 2023. Produced for Country Properties. REF: 976534



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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