



Biggleswade, Bedfordshire. SG18 8FJ





3 Bedroom Semi-Detached House

Asking Price £375,000 Freehold

This deceptively spacious, modern property is chain free and ready to move into! Boasting three generous bedrooms, en-suite to master, large living room, garage and parking and a low maintenance south-east facing garden.

- Garage and parking
- Deceptively spacious throughout
- Ready to move into
- Integrated appliances
- No chain!
- Conservatory
- Three bedrooms
- En-suite to master
- South easterly facing garden
- EPC rating C. Council tax band D



Ground Floor

Entrance Hall:

Radiator. Stairs to first floor with storage under. Wood effect flooring.

Doors to:

Cloakroom:

Suite comprising low level wc and handwash basin. Radiator. Extractor fan.

Kitchen:

Abt. 9' 07" x 8' 10" (2.92m x 2.69m) Modern white gloss matching wall and base units with laminate worktop over. Stainless steel sink and drainer with mixer tap over. Integrated dishwasher, washing machine and fridge/freezer. Cupboard housing gas combination boiler. Electric oven and gas hob with extractor hood over. Upvc double glazed window over sink. Vinyl flooring.

Lounge/Dining Room:

Abt. 16' 08" x 15' 11" (5.08m x 4.85m) Upvc double glazed sash windows to front. Upvc double glazed window to rear and upvc double glazed french doors to conservatory. Two double radiators. Storage cupboard housing consumer unit. Wood effect flooring.

Conservatory:

Abt. 12' 01" x 9' 05" (3.68m x 2.87m) Radiator. Upvc double glazed french doors to rear garden. Wood effect flooring.

First Floor

Landing:

Upvc double glazed sash window to front. Carpet flooring. Storage cupboard. Doors to:

Bedroom One:

Abt. 10' 03" x 8' 10" (3.12m x 2.69m) Upvc double glazed window to rear. Radiator. Built in double wardrobe. Wired Ethernet from loft. Carpet flooring. Door to:

En-Suite:

Suite comprising fully tiled shower cubicle with shower over, handwash basin and Low level wc. Obscured upvc double glazed window. Double radiator. Extractor fan. Vinyl flooring.

Bedroom Two:

Abt. 10' 03" x 9' 01" (3.12m x 2.77m) Upvc double glazed window to rear. Radiator. Carpet flooring. Wired Ethernet from loft.

Bedroom Three:

Abt. 10' 03" x 6' 08" (3.12m x 2.03m) Loft with power and light, half boarded and ladder and housing Fibre Optic cabling. Radiator. Upvc double glazed sash window to front. Radiator. Carpet flooring. Wired Ethernet from loft.

Bathroom:

Suite comprising panelled bath with mixer tap and hand shower attachment, handwash basin and low level wc. Heated towel rail. Frosted upvc double glazed window to rear. Vinyl flooring. Tiled splashback areas.

External

Front Garden:

Enclosed garden with artificial lawn. Paved pathway leading to front door. Shrubs and shingle.

Rear Garden:

Fully enclosed south-east facing garden, mostly shingled with patio and decking areas. Two water butts. Electric points. Outside lighting. Shed with power. Gated rear access leading to:

Garage:

Abt. 19' 09" x 9' 01" (6.02m x 2.77m) Up and over door. Allocated parking space.

Location:

This lovely property is well positioned on the popular Kings Reach development which offers multiple park areas, a Sainsbury's local, coffee shop, pizzeria, fish & chip shop, community centre and lower school.

Within walking distance, you will find the 'Kings Reach' pub, Biggleswade leisure centre and the A1 retail park with large high street stores such as Next, Marks & Spencer, Boots and Homebase. There are also lots of countryside walks nearby including the 'Green Wheel' and longer walks providing access to the RSPB Nature Reserve in Sandy.

Located approximately 1 mile away is Biggleswade town centre & mainline train station which offers direct links into London's Kings Cross St Pancras, with a journey time of approx. 30 minutes.

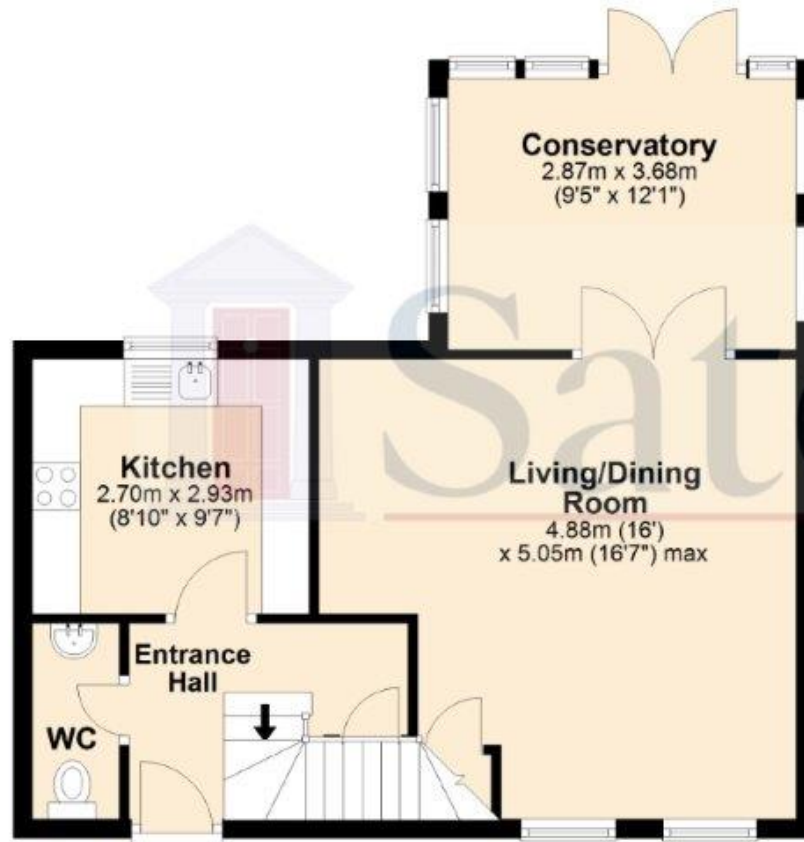




These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

Approx. 50.5 sq. metres (543.8 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.4 sq. feet)



Total area: approx. 90.1 sq. metres (970.2 sq. feet)

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.