



Mead End, Biggleswade, Bedfordshire. SG18 8JX





3 Bedroom Semi-Detached House

£440,000 Freehold

Highly motivated sellers! A beautifully updated family home within walking distance to local schools and the town centre. Boasting a stunning top floor suite, separate home office, off road parking and private garden. Early viewing advised!

- Three bedroom family home
- Loft conversion
- Built-in wardrobes
- En-suite to master
- Kitchen/diner
- Separate home office
- Landscaped garden with gazebo
- Driveway for three cars
- Walking distance to schools and town centre
- EPC rating C. Council tax band C

Ground Floor:**Hallway:**

A spacious entrance hall with tiled flooring and access to all ground floor rooms. Stairs leading to first floor.

Living Room:

Abt. 13' 5" x 11' 6" (4.09m x 3.51m) A cosy space with window overlooking the front aspect. Wood effect flooring. Feature chimney breast with feature fireplace.

Kitchen/Diner:

Abt. 10' 2" x 19' 6" (3.10m x 5.94m) Originally two separate rooms, the current owners have combined the two spaces to create a social dining area and expand the kitchen. Wood effect worktops with a range of wall and base units. Space for oven, fridge/ freezer, washing machine and tumble dryer. Doors leading out onto the garden. Tiled flooring. Window overlooking rear aspect.

Cloakroom:

Added as an extension circa. 5 years ago, the cloakroom briefly comprises of a low-level WC and wash hand basin with vanity unit. Chrome heated towel rail. Obscured window to front aspect. Tiled splashback. Tiled flooring continued from hallway.

First Floor:**Landing:**

Doors to both bedrooms, home office and family bathroom. Stairs rise to second floor. Window to side aspect.

Bedroom Two:

Abt. 13' 2" x 9' 9" (4.01m x 2.97m) A large double bedroom currently used as a play room. Built-in sliding mirrored door wardrobe. Window to front aspect. Carpet flooring. Radiator.

Bedroom Three:

Abt. 10' 3" x 9' 9" (3.12m x 2.97m) A generous double bedroom with window to rear aspect. Fitted wardrobes. Laminated wood flooring. Radiator.

Office:

Abt. 6' 7" x 9' 6" (2.01m x 2.90m) What was originally the third bedroom is now a versatile room, suitable for either a home office or additional storage space. This could easily be combined with the second bedroom to create an en-suite or walk-in wardrobe. Window to front aspect. Carpet flooring. Radiator.

Bathroom:

A modern three-piece suite comprising of a panelled bath with overhead shower, combined WC and wash hand basin with vanity unit. Fully tiled walls. Obscured window to rear aspect.

Second Floor:**Bedroom One:**

Abt. 17' 2" x 13' 5" (5.23m x 4.09m) Located within the original loft space this stunning master bedroom suite comes with a range of built-in wardrobes, cupboards and drawers. Velux windows to the front aspect and large window to the rear aspect. Carpet flooring. Door leading to:

En-Suite:

A modern three-piece suite with corner shower cubicle, low level WC and countertop basin with mixer tap. Obscured window to rear aspect. Tiled splash back areas. Mosaic effect tiled flooring.

Outside:**Garden and Parking:**

The rear garden is mainly laid to lawn with shrub borders and path leading to the rear. The current owners have installed a gazebo, ideal for outdoor dining. Small storage shed. Gate leading to driveway. Resin driveway which can accommodate 2-3 cars.

Additional Information:**About the Area:**

Situated on the south side of Biggleswade amongst similar style houses, Biggleswade town and train station is 0.8 miles 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, B&Q and many more.

Anti-Money Laundering:

Anti-Money Laundering (AML): It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Agents Note:

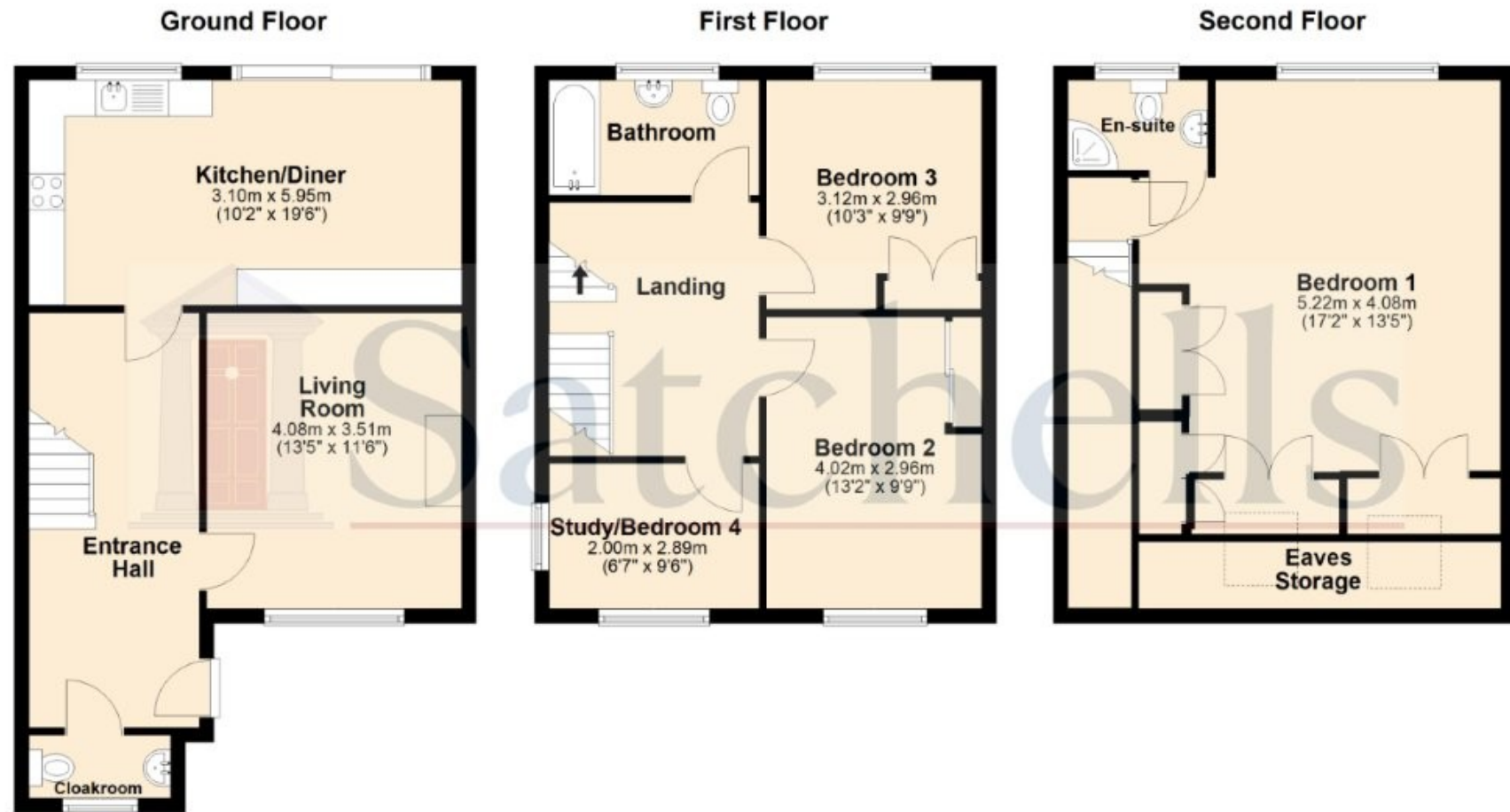
Draft details yet to be approved by the vendor and maybe subject to change.





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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.