



Rose Lane, Biggleswade, Bedfordshire. SG18 0JY





3 Bedroom Terraced House

£360,000 Freehold

Tucked behind Biggleswade town centre within strolling distance of the train station, this immaculately presented three-bedroom home has been beautifully updated by the current owners. Boasting a garage en-bloc, low maintenance rear garden and modernised kitchen and bathroom! Viewing is highly recommended!

- Three-bedroom home
- Garage en-bloc
- Beautiful modern kitchen
- Conservatory
- Low maintenance rear garden
- Strolling distance to station
- Town Centre location
- Awaiting EPC. Council tax band C

Ground Floor

Entrance Hallway:

Double glazed front door opens into the entrance hall. Stairs rise to the first-floor landing. Carpeted. Light to ceiling. Door to:

Living Room:

Abt. 12' 4" x 15' 5" (3.76m x 4.70m) A generous living room with large double-glazed window overlooking the front aspect bringing in the afternoon and evening sun. Under stairs storage cupboard. Carpeted. Light to ceiling. Radiator. Door to:

Kitchen/Dining:

Abt. 15' 8" x 10' 8" (4.78m x 3.25m) A modern kitchen/dining room finished to a high specification. The kitchen is fitted with matching wall and base units and complimenting granite worksurface with splashback tiles. Inset sink and drainer with stainless steel Brita filter mixer tap over. Integrated pan draws, cutlery draw, double bin, dishwasher, washing machine and electric drop-down additional wall storage. Two electric ovens, five ring 'Neff' induction hob with stainless steel extractor hood, microwave oven and space for an American style fridge/freezer. Fitted breakfast bar providing additional seating. Space for a dining table. Spotlights. Radiator. Wood effect laminate flooring. Double glazed window to rear aspect. Double glazed patio doors opening into:

Conservatory:

Abt. 9' 1" x 8' 4" (2.77m x 2.54m) Overlooking the rear garden, the conservatory is currently being used as an office/ additional sitting room. A versatile additional space depending on your personal needs! Double glazed windows to three aspects. Door opening into the garden. Radiator. Carpeted.

First Floor

Bedroom One:

Abt. 9' 2" x 13' 9" (2.79m x 4.19m) A large bedroom with space for a super king-sized bed. Double glazed window overlooking the front aspect. Carpeted. Light to ceiling. Radiator.

Bedroom Two:

Abt. 7' 8" x 12' 3" (2.34m x 3.73m) A generous double bedroom with double glazed window overlooking the rear aspect. Carpeted. Light to ceiling. Radiator.

Bedroom Three:

Abt. 6' 4" x 11' 2" (1.93m x 3.40m) A single bedroom with double glazed window overlooking the front aspect. Built in storage cupboard, ideal for a wardrobe. Carpeted. Light to ceiling. Radiator.

Bathroom:

A modern three-piece bathroom suite comprising a low-level WC, wash hand basin with fitted vanity unit and a 'P' shaped bath. Fully tiled walls and floor. Stainless steel heated towel rail. Two double glazed windows to rear aspect. Spotlights. Extractor fan.

Outside:

Front Garden:

A small front garden, mainly shingled with pathway leading to the front door. A large hedge provides privacy.

Rear Garden:

A low maintenance rear garden mainly laid to astro turf with a generous patio area providing an ideal entertaining space. Gate to the rear leads to the garage en-bloc.

Garage:

There is a single garage en-bloc located to the rear of the property.

The Local Area

Biggleswade Surrounding Area:

This property is located only 0.1 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 Boots.

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.

Agents Note:

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





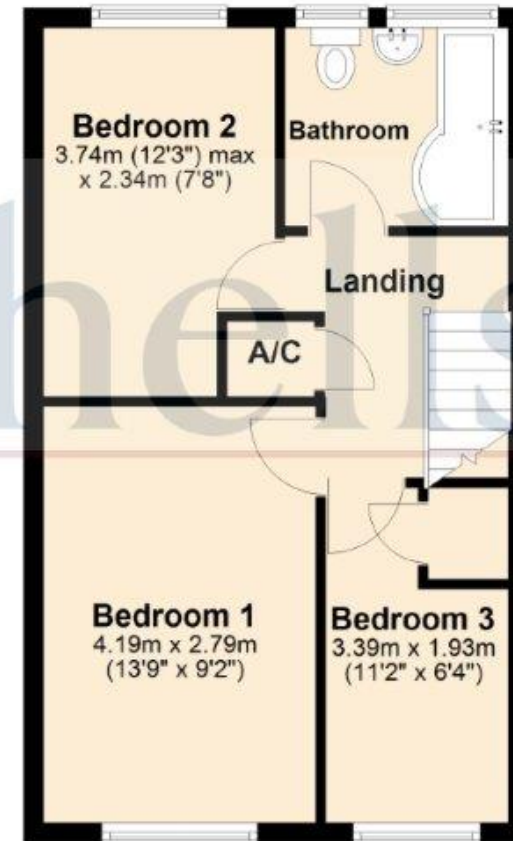
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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