



Windermere Drive, Biggleswade, Bedfordshire. SG18 8LT

| Satchells





## 3 Bedroom Semi-Detached House £385,000 Freehold

A beautifully kept three-bedroom semi-detached home situated on a corner plot within a quiet cul-de-sac. With off road parking and a detached garage we suggest viewing quickly!

- Spacious three bedroom semi-detached
- Detached garage
- Corner plot
- Modern kitchen and bathroom
- Solar panels
- Air conditioning
- Off road parking
- South east facing garden
- Walking distance to schools and station
- Awaiting EPC. Council tax band C

**Ground Floor:****Entrance Hall:**

Entry via composite front door. Doors to cloakroom and living room.

**Living Room:**

Abt. 11' 8" x 16' 7" (3.56m x 5.05m) Light and airy room with windows to front aspect. Feature electric fireplace to remain. Air-conditioning unit. Door through to dining room. Oak flooring.

**Dining Room:**

Abt. 11' 9" x 8' 8" (3.58m x 2.64m) Located adjacent to the kitchen currently housing a large table with 6 chairs. Door through to kitchen and conservatory. Oak flooring.

**Kitchen:**

Abt. 11' 9" x 7' 9" (3.58m x 2.36m) Modern white gloss kitchen with a range of wall and base units. Complimenting laminate worksurfaces. Fitted appliances include fridge, dishwasher, eye level oven and induction hob. Inset stainless steel sink. Wall mounted boiler. Tiled flooring. Door to garden.

**Conservatory:**

Abt. 11' 10" x 13' 8" (3.61m x 4.17m) Used as an additional reception room with Oak flooring and French doors to garden. Electric fireplace to remain.

**Cloakroom:**

Comprising of a low level WC and wash hand basin. Tiled Flooring. Window to side aspect.

**First Floor:****Bedroom One:**

Abt. 11' 9" x 7' 8" (3.58m x 2.34m) Another spacious double bedroom with fitted mirrored wardrobes. Window to front aspect. Air conditioning unit. Carpet flooring.

**Bedroom Two:**

Abt. 10' 2" x 8' 9" (3.10m x 2.67m) A large double bedroom with fitted mirrored wardrobes and window to rear aspect. Carpet flooring.

**Bedroom Three:**

Abt. 6' 8" x 8' 0" (2.03m x 2.44m) Currently a large single bedroom with fitted mirrored wardrobes and window to front aspect. Ideal size for a home office. Carpet flooring.

**Family Bathroom:**

Three-piece suite comprising of a panelled bath with overhead shower, low level WC and wash hand basin. Chrome heated towel rail. Fully tiled walls. Obscured window to rear aspect.

**Outside:****Garden:**

The property sits on a corner plot with a wrap around garden facing south/east. Mainly laid to lawn with patio area for outdoor dining. Large storage shed to remain. Gate to driveway.

**Garage and Parking:**

The detached single garage sits to the right-hand side of the property with parking for two cars in front. The rear section of the garage is currently a utility/storage area with plumbing for washing machine. The middle section is a home gym. There is approximately 4ft of storage space at the front of the garage behind the up and over door. The stud wall can easily be removed if more space is required.



**About the Area:****Biggleswade and Surrounding:**

This lovely property is located just 0.5 miles away from the town centre, where there is a large range of shops, pubs and restaurants, offering something for everyone. Biggleswade mainline train station is also close by with a journey time of approximately 30 minutes to London Kings Cross St Pancras.

Both doctors surgery's are also 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, B&Q and Marks & Spencer.

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

**Additional Information:****Agents Note:**

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

**Anti-Money Laundering:**

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.





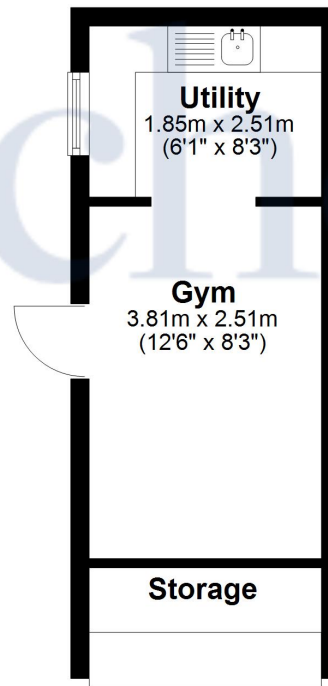
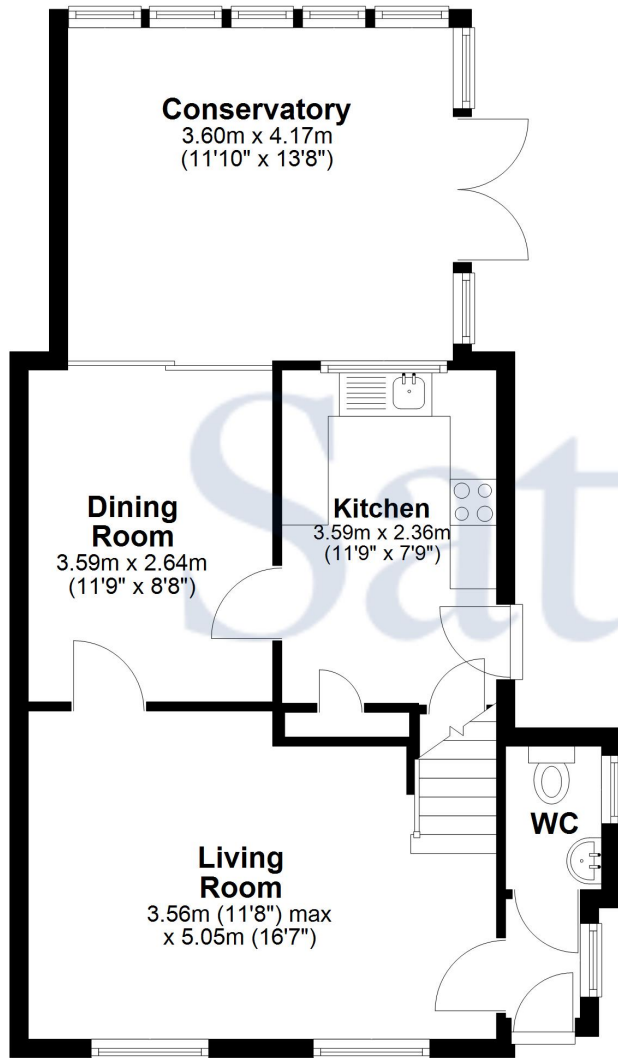


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

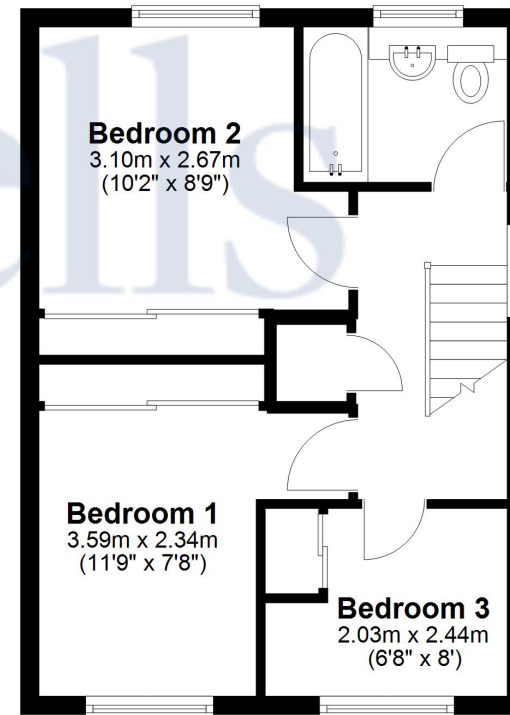
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## Ground Floor



## First Floor



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.