



Dells Lane, Biggleswade, Bedfordshire. SG18 8LP





4 Bedroom Detached House

£525,000 Freehold

A chain free four-bedroom detached home with double garage only footsteps away from the town centre and train station!

- Four bedroom detached home
- Double garage
- West facing garden
- En-suite
- Chain free
- Freehold
- Planning permission previously granted
- Off road parking for three cars
- New carpet
- EPC rating D. Council tax band E

Ground Floor:**Entrance Hall:**

Doors leading to all rooms. Storage cupboard housing fuse box, gas and electric meters. Stairs rising to first floor. Carpet flooring.

Living Room:

A dual aspect room with bay window to front and sliding doors to the rear overlooking the garden. Working open fireplace with stone surround. Solid Oak flooring. Two Radiators.

Kitchen:

A range of wall, base and drawer units with oak worktop. Under counter space for oven, fridge, washing machine and dishwasher. Overhead extractor fan. Butler sink. Two- seater breakfast bar. Tiled splash back areas. Window to rear aspect. Tiled flooring. Radiator. Door leading to garden.

Dining Room:

Large versatile room with window to front aspect. Wood effect flooring. Radiator.

Cloakroom:

Comprising of a low level WC and wash hand basin. Vinyl flooring.

First Floor:**Bedroom One:**

A large double bedroom with window to front aspect. Carpet flooring. Door to en-suite. Radiator.

En-Suite:

Three piece suite comprising of panelled bath with overhead shower, low level WC and wash hand basin. Chrome heated towel rail. Tiled flooring. Obscured window to front aspect.

Bedroom Two:

Double bedroom with window to rear aspect. Carpet flooring. Radiator.

Bedroom Three:

Double bedroom with window to rear aspect. Carpet flooring. Radiator.

Bedroom Four:

Small double bedroom or large single room with window to front aspect. Carpet flooring. Radiator.

Bathroom:

Fully tiled three-piece bathroom comprising of panelled bath with over head shower, low level WC and wash hand basin. Chrome heated towel rail. Tiled floor. Obscured window.

External:**Garden and Parking:**

West facing private garden mainly laid to lawn with tiered patio area and mature trees providing privacy. Gated access to Tennyson Avenue. Access to double garage with power lighting and roof space which could be boarded to provide more storage. Additional toilet, wash hand basin and stainless steel sink. The block paved driveway is accessed via Tennyson Avenue and provides shared access to just one other house. Off street parking for up to three cars.

About the Area

This lovely property is located just 0.4 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 a 5-minute walk away 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 Boots.

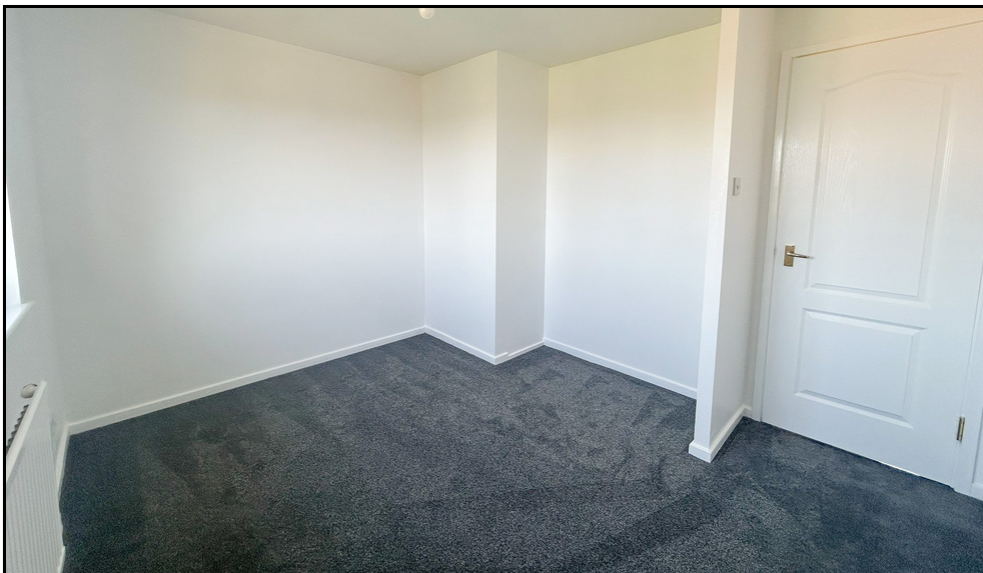
For those who like the countryside, there is a wide range of countryside walks nearby. whether you visit Jordan's Mill for a cup of tea and some cake, the RSPB reserve in Sandy or the popular Shuttleworth Collection, you are not short for choice.

Additional Information:**Agents Note:**

The current owner did get planning permission to combine the double garage with the property to create a ground floor bedroom with ensuite. This planning has now lapsed but the plans are available on request.

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

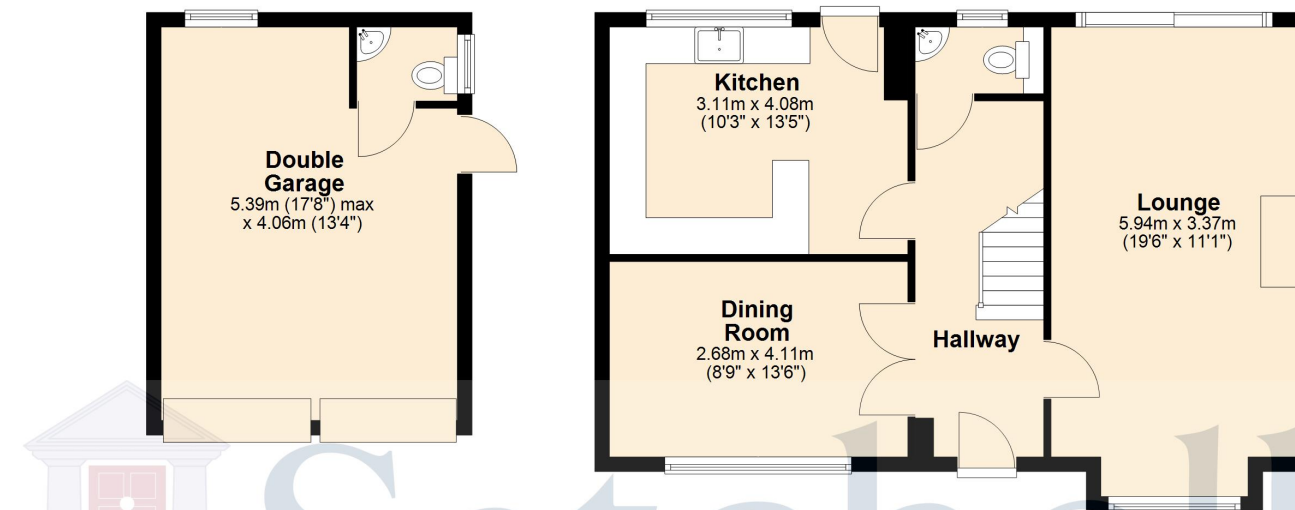




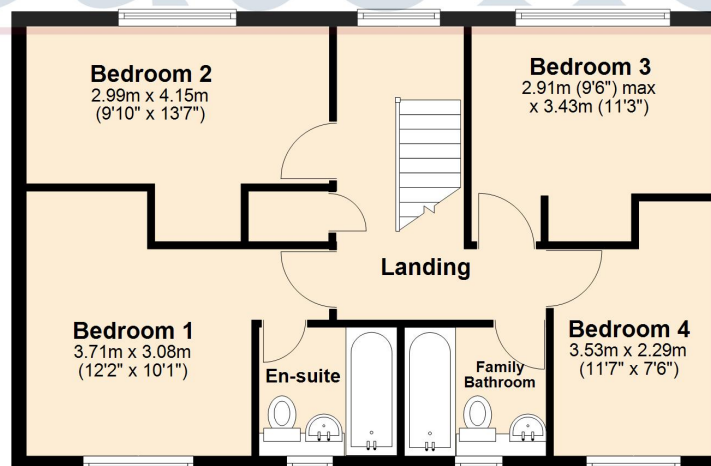
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Ground Floor



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.