



Dells Lane

Biggleswade,
Bedfordshire, SG18 8LP
Freehold - OIRO £365,000

country
properties

This extended three-bedroom end of terrace family property, with off road parking and garage en-bloc is situated in a non-estate location being part of a private development, within a short walk to the local town centre and main line train station. The property has been recently updated and benefits from three good sized bedrooms, 24ft lounge/study area, 15ft newly fitted kitchen/diner, downstairs cloakroom and re-fitted family bathroom. Externally are front and rear gardens. Viewing comes highly recommended to be fully appreciated throughout.

- EXTENDED THREE BEDROOM END OF TERRACE
- DOWNSTAIRS CLOAKROOM
- 24ft LOUNGE/STUDY AREA
- NEWLY FITTED KITCHEN
- RE-FITTED FAMILY BATHROOM
- FRONT & REAR GARDENS
- DRIVEWAY PROVIDING OFF ROAD PARKING
- GARAGE EN BLOC
- COUNCIL TAX BAND C / EPC RATING D

Ground Floor

Entrance Hall

Laminate floor, radiator. Doors to:

Cloakroom

Window to front aspect, laminate floor, heated towel rail, low level WC, vanity wash hand basin with cupboard under, mixer tap over.

Lounge/Study

24' 1" narrowing to 13' 5" x 15' 4" narrowing to 8' 2" (7.34m x 4.67m) – uPVC double glazed window to front aspect. Radiator. Pine stairs rising to first floor accommodation. Brick fireplace feature ceramic tiled hearth, laminate floor.

Kitchen/Diner

15' 3" x 13' 4" (4.65m x 4.06m) – Newly fitted matching range of charcoal grey cupboards and drawers with integral fridge freezer, dishwasher, electric double oven, plumbing for washing machine, work surface over with inset electric hob and porcelain 1 1/2 sink top and drainer, Proboil mixer tap over, waste disposal. Laminate floor, radiator, window to rear aspect, Bi-fold doors to rear.

First Floor

Landing

Coving to ceiling. Doors to:-

Bedroom One

12' 2" x 9' 6" (3.71m x 2.90m) – uPVC double glazed window to front aspect, radiator, wardrobe space, coving to ceiling.



Bedroom Two

10' 9" x 8' 0" (3.28m x 2.44m) – uPVC double glazed window to rear aspect, radiator, coving to ceiling.

Bedroom Three

7' 8" x 7' 1" (2.34m x 2.16m) – uPVC double glazed window to rear aspect, radiator, coving to ceiling. Built in wardrobe.

Bathroom

P shaped panelled bath with shower over and glass screen. Low level WC, vanity wash hand basin with double cupboard under, mixer tap over, tiling to all splash back areas. Heated towel rail, skylight, built in cupboard housing wall mounted gas boiler. Tiled floor, sunken ceiling spots.

Outside

Front Garden

Laid to slate and hard standing leading on to area laid to lawn with a protected tree in, all enclosed with dwarf fencing.

Rear Garden

Patio area to the rear with astro turf laid in the middle. Power, light and water, all enclosed by timber fencing with gated side access.

Garage En-Bloc

Up and over metal door. Power and light.

Agent's Notes

Maintenance

Approx £125.00 per annum for maintenance charge.

Agent's Notes

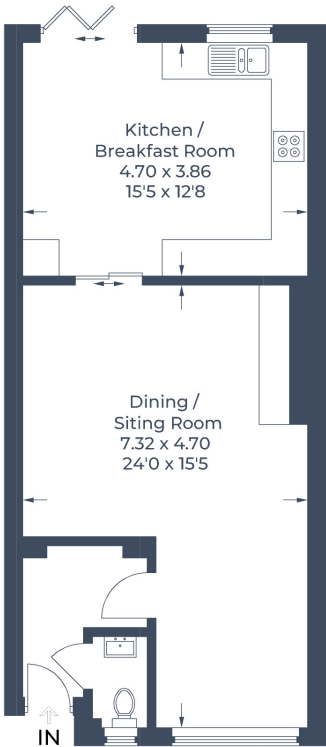
Biggleswade

The town Centre is steeped with history and is up & coming with all your amenities and a retail park. It also has great commuting links into London Kings Cross via train, good schooling and local cafes, restaurants and bars. It has easy access directly onto the A1M and commutable links to the M1 and M11.

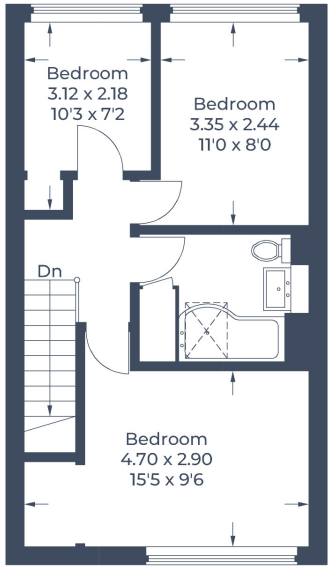




Approximate Gross Internal Area
Ground Floor = 52.9 sq m / 569 sq ft
First Floor = 40.6 sq m / 437 sq ft
Total = 93.5 sq m / 1,006 sq ft

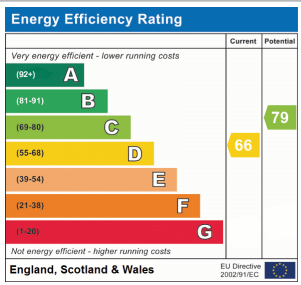


Ground Floor



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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