



Finzi Grove, Biggleswade, Bedfordshire. SG18 8UE

| Satchells



3 Bedroom Detached House Offers in Excess of £367,500 Freehold

This perfect family three-bedroom home boasts a beautifully landscaped rear garden, single garage, and driveway with parking for three cars. Situated in a central location on the popular Kings Reach development within strolling distance of local amenities!

- Three bedroom detached home
- Freehold
- Garage and driveway
- Modern kitchen with integrated appliances
- Newly refurbished bathroom
- Viewing recommended
- Large Garden
- EPC rating B. Council tax band D



Ground Floor

Entrance:

Double glazed front door opens into the entrance hallway. Stairs rise to the first floor landing. Doors to all rooms. Radiator. Tiled flooring. Ceiling light.

Kitchen/Breakfast Room:

Abt. 11' 1" x 7' 3" (3.38m x 2.21m) Range of fitted eye level and base units with work surfaces tiled splash back, built in oven and gas hob, integrated dishwasher, washing machine and fridge/freezer. Tiled flooring. Spotlights to ceiling. Double glazed window to front aspect.

Cloakroom:

A modern two-piece suite comprising a low level WC with floating wash hand basin with storage. Tiled flooring. Half height wall tiling. Radiator. Frosted double glazed window to side aspect. Ceiling light.

Lounge/Diner:

Abt. 14' 4" x 14' 1" (4.37m x 4.29m) A generous living room with double glazed patio doors overlooking the rear garden bringing in lots of natural light. Built in storage cupboard. Wood effect flooring. Ceiling lights. Radiator.

First Floor

Landing:

Doors to all rooms. Carpeted. Ceiling light. Access to loft space with ladder.

Bedroom One:

Abt. 14' 0" x 7' 11" (4.27m x 2.41m) Double glazed windows to rear aspect. Radiator. Carpeted.

Bedroom Two:

Abt. 11' 8" x 7' 9" (3.56m x 2.36m) Double glazed windows to front aspect. Radiator. Carpeted.

Bedroom Three:

Abt. 9' 0" x 6' 3" (2.74m x 1.91m) Double glazed window to rear aspect. Radiator. Carpeted.

Shower Room:

Abt. 6' 2" x 6' 2" (1.88m x 1.88m) A newly refurbished three piece suite comprises of walk in shower unit, vanity unit with WC and wash hand basin. Double glazed frosted window to front aspect. Tiled floor. Radiator.

Outside

Front Garden:

Blocked paved front garden.

Rear Garden:

Private North Westerly facing rear garden. Mainly laid to lawn with decking area perfect for dining and entertaining. Further patio area. Door to garage.

Garage:

Abt. 19' 8" x 9' 10" (5.99m x 3.00m) Door to rear garden. Up and over door.

About The Area:

This lovely property is well positioned on the popular Kings Reach development which offers multiple park areas, a Sainsbury's local, coffee shop, pizzeria, fish & chip shop, community centre and lower school.

Within walking distance, you will find the 'Kings Reach' pub, Biggleswade leisure centre and the A1 retail park with large high street stores such as Next, Marks & Spencer, Boots and Homebase. There are also lots of countryside walks nearby including the 'Green Wheel' and longer walks providing access to the RSPB Nature Reserve in Sandy.

Located approximately 1 mile away is Biggleswade town centre & mainline train station which offers direct links into London's Kings Cross St Pancras, with a journey time of approx. 40 minutes.

Additional Information

Agents Note:

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

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.

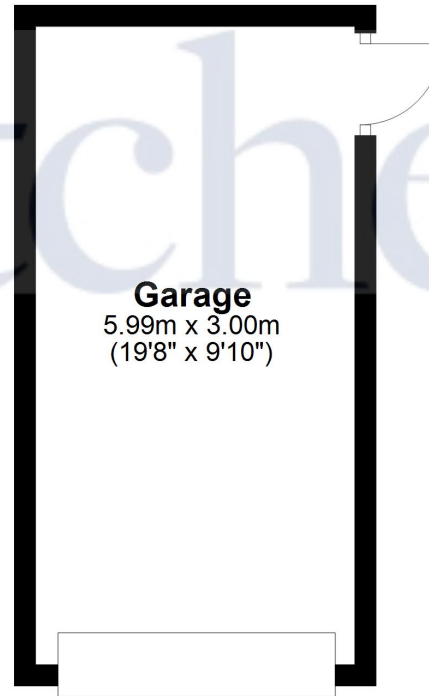
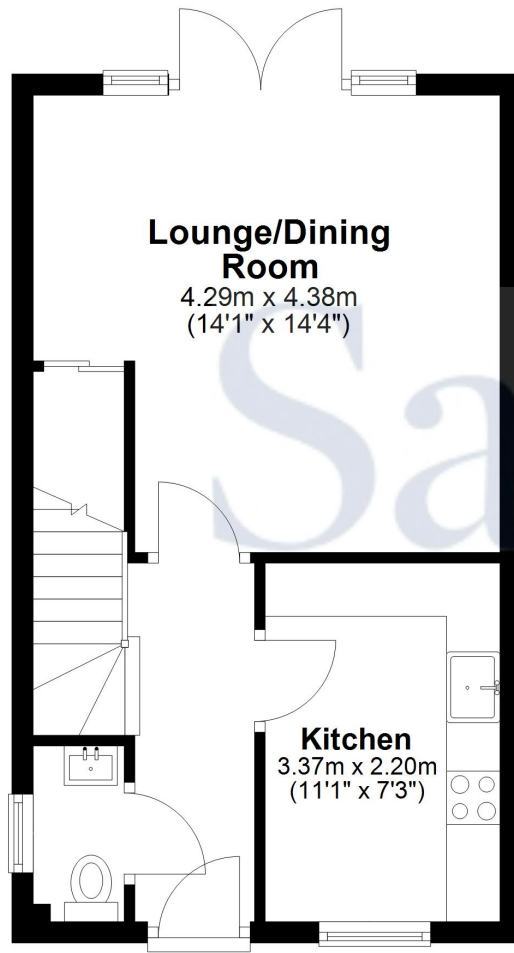




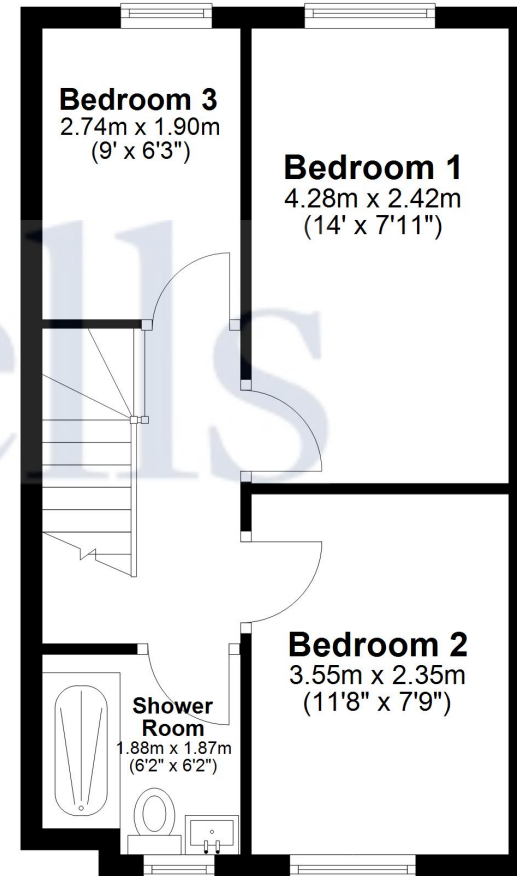
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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