



Erlensee Way, Biggleswade, Bedfordshire. SG18 8GG







## 3 Bedroom Semi-Detached House

### £390,000 Freehold

Immaculately presented throughout! This three-bedroom family home with garage, is ideally situated with local schools, amenities and countryside walks on your doorstep!

- Three double bedrooms
- Garage and parking
- Open plan living
- West facing rear garden
- Immaculately presented
- En-suite shower room
- Popular family location
- Countryside walks nearby
- Motivated sellers
- EPC rating C. Council tax band D

**Ground Floor:**  
**Entrance Hallway:**

Glazed front door leads into the entrance hallway. Tiled flooring. Radiator. Spotlights. Fuse box. Stairs rise to the first-floor landing. Door to:

**Kitchen:**

Abt. 11' 4" x 12' 2" (3.45m x 3.71m) maximum measurements. A modern white gloss kitchen with complimenting wood effect work surface. Stainless steel sink and drainer with mixer tap. Splashback tiling. Integrated appliances to include fridge/freezer, dishwasher, electric oven, four ring gas hob and extractor hood. Space for washing machine. There is space for a dining table near the window which overlooks the front aspect. Tiled flooring. Spotlights. Large under stairs storage cupboard. Open plan through to:-

**Living Room:**

Abt. 12' 2" x 15' 9" (3.71m x 4.80m) A spacious living room with double glazed French doors opening into the rear garden, bringing in lots of natural light. Wood effect flooring. Two ceiling lights. Radiator.

**Cloakroom:**

A modern two-piece suite comprising a low-level WC and wash hand basin. Double glazed window to side aspect. Radiator. Ceiling light. Tiled flooring.

**First Floor:**

**Landing:**

Doors to all rooms. Carpeted flooring. Ceiling light.

**Bedroom Two:**

Abt. 11' 1" x 15' 9" (3.38m x 4.80m) A large double bedroom with dual windows overlooking the rear aspect. Carpeted. Radiator. Ceiling light.

**Bedroom Three:**

Abt. 9' 7" x 8' 5" (2.92m x 2.57m) A generous third bedroom with double glazed window overlooking the front aspect. Carpeted. Ceiling light. Radiator.

**Bathroom:**

A modern three-piece suite comprising a low-level WC, wash hand basin and panelled bath with electric shower above. Fully tiled walls with large inset mirrors. Wood effect flooring. Spotlights. Extractor fan. Stainless steel heated towel rail.

**Second Floor:**

**Bedroom One:**

Abt. 15' 11" x 15' 11" (4.85m x 4.85m) maximum measurements. The top floor hosts a large suite with en-suite shower room. The bannisters and staircase provides an open feel. Dormer window to front aspect and Velux window to rear aspect. Carpeted. Radiator. Wall lighting.

**En-Suite:**

A modern three-piece suite comprising a low-level WC, wash hand basin and double shower cubicle. Part tiled walls. Wood effect flooring. Velux window. Wall lighting.

**Outside:**

**Front Garden:**

There is a small front garden mainly laid to lawn with shrub borders. Pathway leads to front door.

**Rear Garden:**

The sunny west facing rear garden is mainly laid to lawn with a decked dining area. The retractable pergola provides shade when needed, offering an ideal space to entertain. Gate leads to the rear of the property.

**Garage and Parking:**

There is a single garage located to the rear of the property with allocated parking in front for one car.

**The Local Area:****Biggleswade and Surrounding:**

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 B&Q. 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 details yet to be approved by the vendor and maybe subject to change.





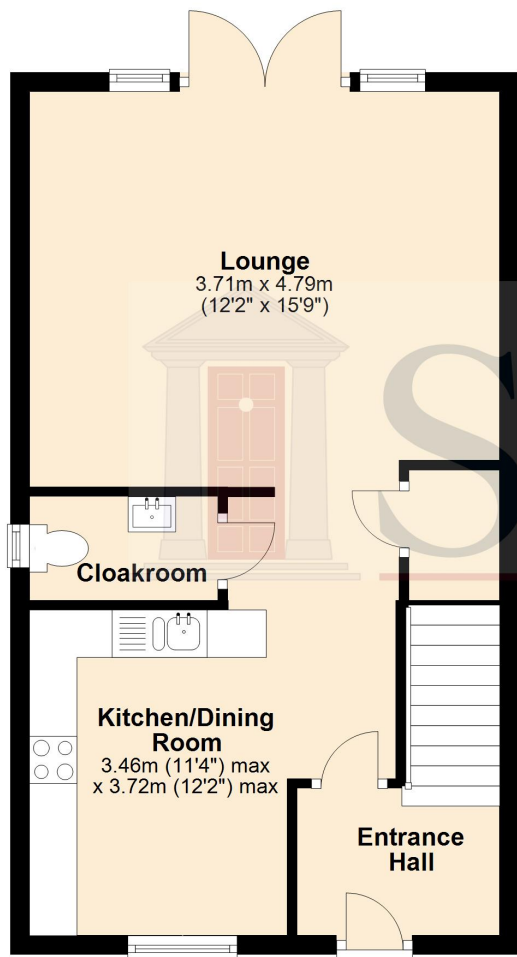


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

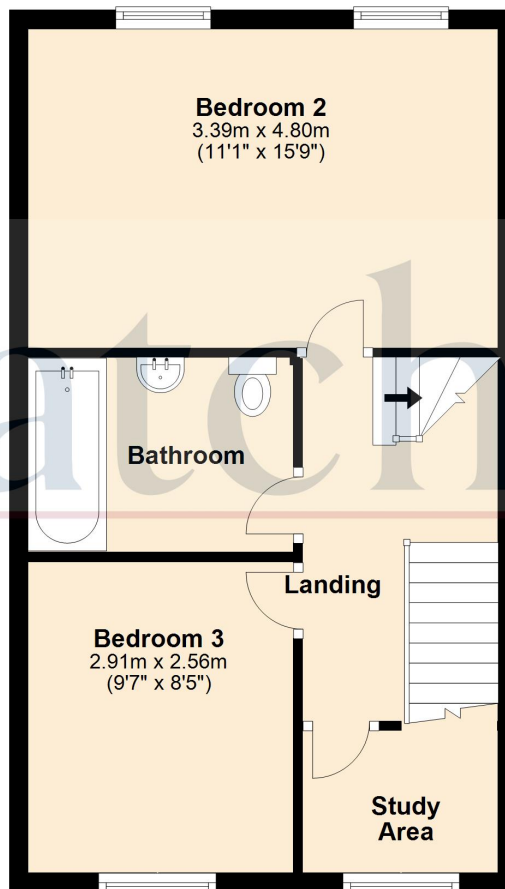




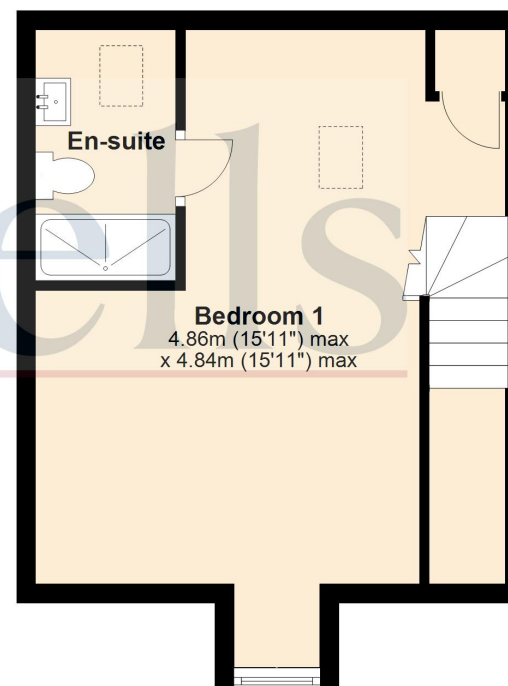
## Ground Floor



## First Floor



## Second 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.