



27 Sand Lane, Northill, Bedfordshire, SG18 9AD

£875,000 Freehold













# Step Inside

## Sand Lane

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The property offers extremely versatile accommodation with the potential for rooms to be combined or extended, based on one's lifestyle and needs. The kitchen, dining room and conservatory located to the rear of the property, if knocked through, could make this the hub of the home! (Subject to planning permission). The convenience of the downstairs shower room would make an ideal ground floor ensuite for those with assisted living requirements or relatives. Upstairs, the three double bedrooms are considered extremely generous with bedrooms one, two and four all benefiting from built in storage.



# About Northill

## Sand Lane

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Situated in the extremely sought after village of Northill, this property sits just over 4 miles from Biggleswade's town centre and train station with fast trains into London in just 30 minutes. Northill itself offers a parish church, village hall, 'The Crown', a very popular pub, and ample countryside walks. Northill offers a favoured Primary School with Private Harpur Trust schools in Bedford located approximately 7 miles away. Residents of Northill often celebrate May Day with the neighbouring village of Ickwell which is believed to date back to circa 1565.

The Shuttleworth Collection is located just 4 miles away which offers a range of events, and air shows throughout the year.











# Step Outside

## Sand Lane

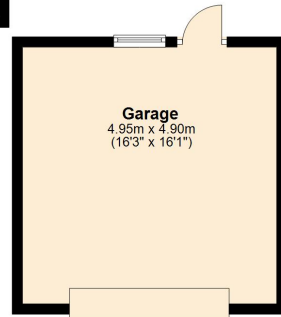
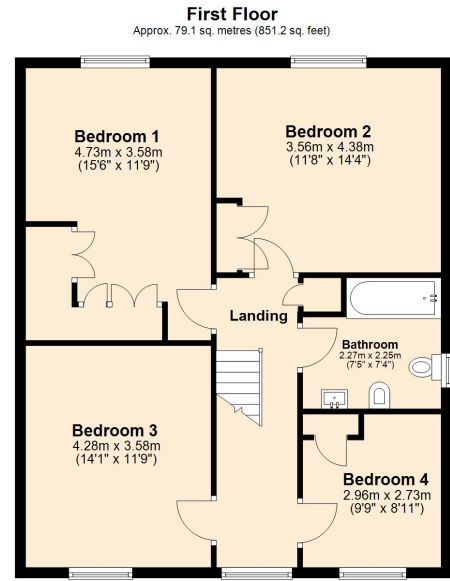
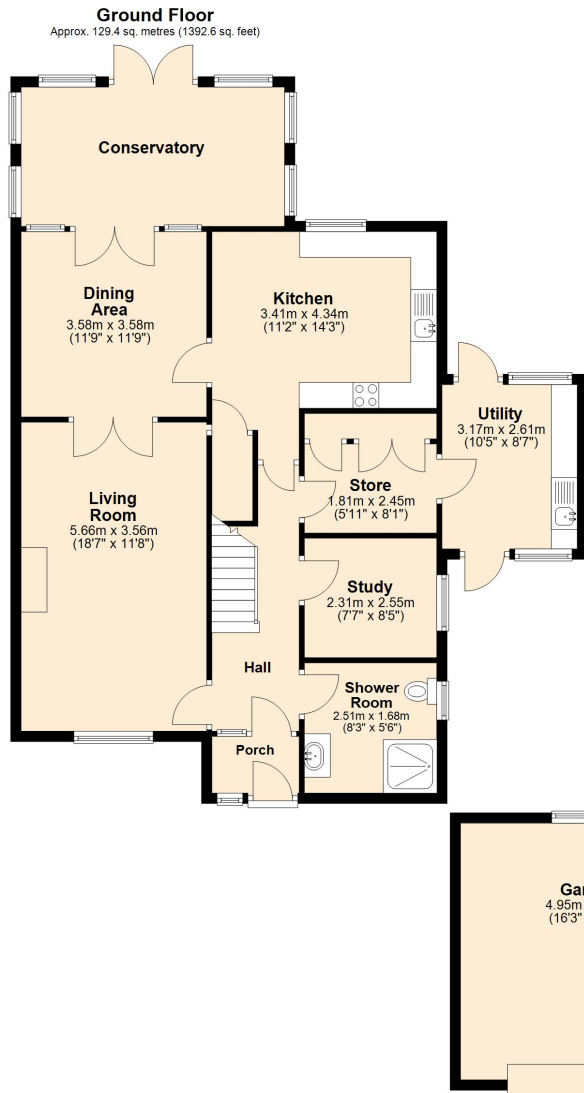
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Outside, the garden really steals the show. Measuring approximately 120ft in length this beautifully manicured garden offers both peace and tranquillity whilst providing a playground for those who consider themselves 'Green Fingered'. To the side of the property is a small courtyard space with storage shed and access to the oil tank. The detached double garage sits in front of the property complete with power and lighting and parking to front for two vehicles. The garage itself has its own loft space which could be converted into an additional room (STPP). If required, additional parking could be made by paving over part of the front garden.

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**Total area: approx. 208.5 sq. metres (2243.8 sq. feet)**

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.



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