



Boddington Gardens

Biggleswade,
Bedfordshire, SG18 0PJ
Freehold - OIEO £425,000

country
properties

This semi-detached family home is well presented throughout and offers a practical layout with generous living space and a large landscaped garden.

The ground floor features a modern, well-appointed kitchen that leads into a well-proportioned dining room. Sliding doors open onto a spacious conservatory, creating an excellent area for entertaining or relaxing. The home also benefits from a generous living room, while outside there is a very large landscaped garden with multiple sheds and outbuildings, providing both versatility and storage.

Upstairs, there are three bedrooms. The master bedroom is a good size with a large window overlooking the front. The second bedroom is equally spacious, enjoying views over the garden, while the third bedroom is a spacious single, ideal as a guest room or home office. A modern family shower room completes the accommodation, fitted with rainfall shower and cabinets for storage.

The rear garden is a particular feature of this property, being both generous in size and beautifully landscaped. It is mainly laid to lawn with a large patio for entertaining, an ornamental pond, summer house, and gazebo.

Situated in a convenient location, the property offers easy access to the A1 motorway, as well as Biggleswade's train station and bus services, making it an excellent choice for families and commuters alike.

- Three bedroom semi-detached property
- Landscaped garden
- Potential to extend - STPP
- Three reception rooms
- Large driveway
- Council Tax Band D / EPC rating C



Accommodation

Ground Floor

Entrance Hall

Double glazed front door leading to staircase and granting access to kitchen and living room with tiled floor.

Lounge

12' 10" x 12' 1" (3.91m x 3.68m) Large double glazed window to front aspect, gas fireplace, carpeted floors and access to dining room.

Dining Room

10' 5" x 10' 0" (3.17m x 3.05m) Spacious dining room with sliding doors to conservatory at the rear aspect with tiled floors and access to the kitchen and living room.

Kitchen

12' 0" x 8' 1" (3.66m x 2.46m) Modern kitchen with quartz worktop and a range of floor and wall mounted cabinets, integrated appliances. double glazed window to side aspect and a door leading to the conservatory.

Conservatory

9' 10" x 18' 4" (3.00m x 5.59m) Conservatory with a range of built in storage units and laminate flooring.

First Floor

Landing

Doors to all bedrooms and bathroom with carpeted floors and dado rail.



Bedroom One

13' 9" x 10' 7" (4.19m x 3.23m) Double glazed window to front aspect, an alcove with space for a built-in wardrobe and carpeted floor.

Bedroom Two

10' 6" x 10' 8" (3.20m x 3.25m) Double glazed windows to rear aspect with carpeted floor.

Bedroom Three

9' 6" x 7' 6" (2.90m x 2.29m) Double glazed window to front aspect, half wooden panelled wall with dado rail and carpeted floor.

Shower Room

5' 7" x 7' 7" (1.70m x 2.31m) Three-piece suite comprising large rain fall shower, WC, basin and wall mounted cabinets.

External

Front

Driveway to front of property with ample space for parking and access to the rear garden.



Garage/Outbuilding

14' 1" x 8' 1" (4.29m x 2.46m)

Concrete walls and floor with double wooden doors (one fixed door and one functioning door). Stepped access to the garage.

Rear

Featuring a spacious patio area with steps leading up to a second patio. The garden is fully enclosed with wooden fencing, offering privacy and security. A pathway leads to a lawn complemented with planting beds, a feature pond and a block-paved area houses a timber gazebo with a pitched roof.

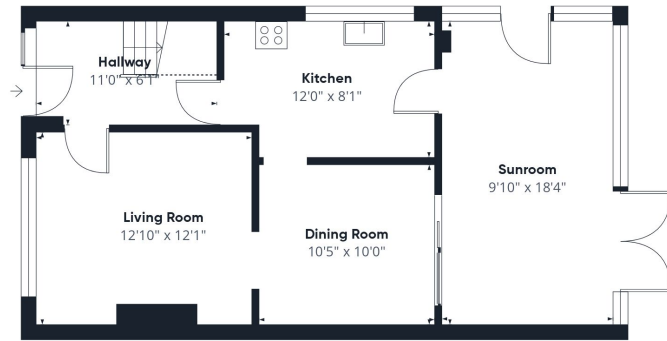
Additional features include multiple timber sheds for storage, convenient outdoor electric points, and a raised vegetable bed.

Agent's Notes

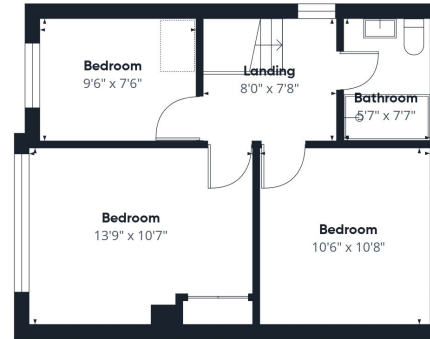
Biggleswade Town Centre is steeped with history, and is up & coming with all your amenities and a retail park. It also has great commuting links into London Kings Cross via train, good schooling and local cafes, restaurants and bars and has easy access directly onto the A1M and commutable links to the M1 and M11, and also within 15 miles of London Luton Airport.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1133 ft²

Reduced headroom

15 ft²

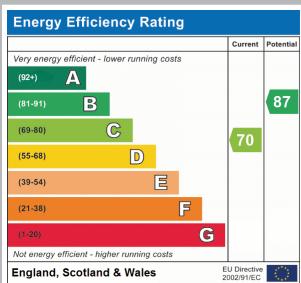
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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