



29, Laburnham Road

Biggleswade,
Bedfordshire, SG18 0NX
£335,000

COUNTRY PROPERTIES
PART OF HUNTERS

NO CHAIN!!! Spacious three bedroom end of terrace property is situated along Laburnham Road in Biggleswade just 0.8 miles (according to Google Maps) of the town centre and train station. The property benefits from lounge, dining room, kitchen, re fitted bathroom, separate WC, three good size bedrooms, good size rear garden, driveway with off road parking for 2-3 cars. A viewing comes highly recommended.

Ground Floor

Frosted composite front door into:

Entrance Hall

11' 11" x 6' 03" (3.63m x 1.91m)

Radiator. Stairs rising to first floor accommodation.

Under stairs storage cupboard. Shelved pantry.

Doors to:

Lounge

12' 8" x 11' 11" (3.86m x 3.63m)

Gas fire with back boiler, tiled hearth and stone surround. Cupboard to side. Radiator. Laminate flooring. Upvc double glazed window to front.

Double doors to:

Dining Room

9' 11" x 8' 8" (3.02m x 2.64m)

Radiator. Upvc double glazed window to rear.

Laminate flooring. Sliding doors to:

Kitchen

8' 11" x 8' 7" (2.72m x 2.62m)

Fitted with wall and base units. Space for fridge.

Space for freezer. Space for washing machine.

Space for cooker. Stainless steel sink and drainer unit.

Upvc double glazed window to rear. Upvc

double glazed door to rear garden.

First Floor

Landing

6' 05" x 6' 02" (1.96m x 1.88m)

Upvc double glazed window to side. Insulated loft space. Doors to:

Bedroom One

11' 8" x 10' 11" (3.56m x 3.33m)

Built in bedroom furniture along one wall. Radiator.

Upvc double glazed window to front. Airing cupboard with water cylinder and shelving.

Bedroom Two

10' 6" plus door recess x 9' 2" (3.20m x 2.79m)

Radiator. Upvc double glazed window to rear.

Bedroom Three

'L' Shaped 8' 7" max x 8' 2" (2.62m x 2.49m)

Radiator. Upvc double glazed window to front. Built in cupboard with hanging rail and a storage cupboard.



Refitted Bathroom

5' 06" x 5' 05" (1.68m x 1.65m)

Modern white 2 piece suite comprised of panelled bath with Victorian style mixer tap. Rainwater shower head with separate hand held shower attachment, wash hand basin with ceramic tiled splash back. Fully tiled walls. Victorian style radiator and heated towel rail. Frosted Upvc double glazed window to rear.

Separate WC

5' 06" x 2' 06" (1.68m x 0.76m)

Low level WC. Radiator. Upvc frosted double glazed window to side. Fully tiled walls.

Outside

Front Garden

Block paved driveway providing off road parking for approximately 2-3 cars. Brick wall and shrubs surrounding. Gated side access leading to:

Rear Garden

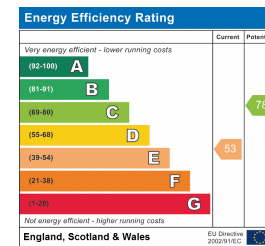
Outside tap. Fully enclosed garden laid to lawn with block paved patio areas and shrubs surrounding. Timber fence to boundaries.

Outbuilding

10' x 5' (3.05m x 1.52m)

Brick built with power and light. Timber door to side. Upvc double glazed window to side.





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

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: biggleswade@country-properties.co.uk

www.country-properties.co.uk

