



Gemini Lane

Biggleswade,
Bedfordshire, SG18 8DN
Freehold - OIRO £535,000

country
properties

Located within the Kings Reach development on one of the popular private roads, this double fronted, bay window detached family home is offered for sale within easy access to all the amenities available on this up-and-coming development. This four bedroom, two of which are doubles, detached family home is presented in good order throughout and benefits from good size entrance hall, downstairs cloakroom, kitchen and breakfast areas, 20' x 10' approx. lounge/diner, separate study, galleried landing, master with en-suite and family bathroom. Externally there are front and rear gardens, detached garage and off-road parking. Viewing is highly recommended.

- Popular Kings Reach development
- Study/Playroom
- Family bathroom, en-suite and cloakroom
- Link detached four bedroom property
- Single garage with driveway in front
- Council Tax band E / EPC rating C



Accommodation

Ground Floor

Entrance Hallway

Stairs rising to first floor, radiator, laminate flooring, under stairs storage cupboard, doors to:-

Study

11' 2" into bay window x 9' 3" (3.40m x 2.82m) Bay window to front aspect with shutters and radiator.

Cloakroom

Pedestal wash hand basin with tiled splash back, low level WC, tiled flooring and radiator.

Lounge

20' 3" plus bay window x 10' 4" (6.17m x 3.15m) Box bay window to front aspect and two windows to side aspect all with shutters, two radiators, French doors with side panels onto the rear garden and feature inset fireplace.

Kitchen

11' 4" x 9' 3" (3.45m x 2.82m) Matching wall mounted and base level units of cupboards and drawers with granite work surface over with inset five ring gas hob with extractor fan over, integrated double electric oven, slimline dishwasher and tumble dryer, space for fridge freezer and washing machine, inset one and half sink with drainer and pull out mixer tap, tiled flooring, window to rear aspect, sunken ceiling spotlights and opening to:-

Breakfast Area

9' 5" x 8' 7" (2.87m x 2.62m) Tiled flooring, sunken ceiling spotlights, radiator, French doors onto garden.

First Floor

Galleried Landing

Hatch to loft, window to front aspect, radiator, airing cupboard with Megaflo hot water cylinder and shelving, doors to:-



Bedroom One

10' 6" (to front of wardrobes) x 10' 4" (3.20m x 3.15m) Triple fronted bank of fitted wardrobes, radiator, window to front aspect, door to:-

En-Suite

Wall mounted corner wash hand basin with mixer tap, low level WC, single shower cubicle, towel radiator, tiled flooring and sunken ceiling spotlights and window to rear.

Bedroom Two

10' 7" x 9' 1" (3.23m x 2.77m) (to front of wardrobes) Triple fronted bank of fitted wardrobes, radiator and window to front aspect.

Bedroom Three

8' 9" x 7' 4" (2.67m x 2.24m) Window to rear aspect and radiator.

Bedroom Four

8' 2" x 7' 5" (2.49m x 2.26m) Built in cupboard, window to rear aspect and radiator.



Bathroom

Low level WC, pedestal wash hand basin with mixer tap, panelled bath with shower over with glass screen, tiling to all splash back areas, towel radiator, tiled flooring, window to rear aspect and sunken ceiling spotlights.

External

Garage

Metal up and over door, eves storage, power and light and personnel door to the rear garden.

Front

Small front garden enclosed by wrought iron fence with pathway leading to the front door. Stones laid either side of the pathway with borders and mature hedge. Block paved driveway to front of garage providing off road parking for one car.

Rear Garden

Two patio areas with pathway leading around area laid to lawn providing access to the single garage and gated side access, outside light and water tap, mature shrub borders and walled boundaries.

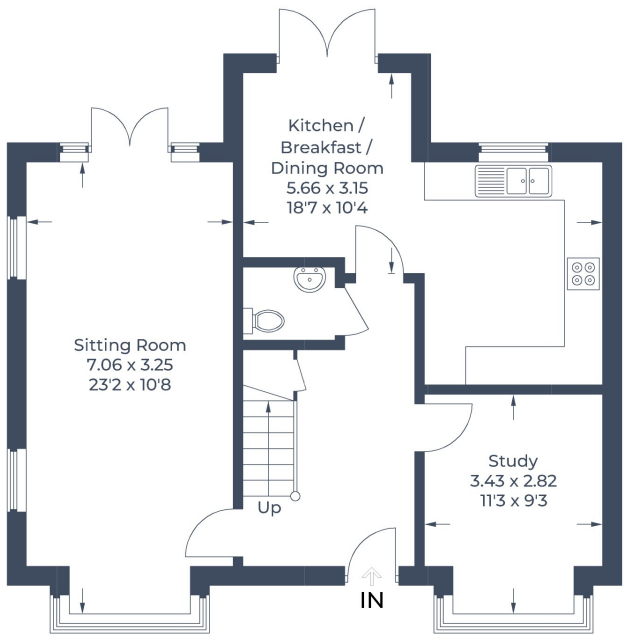
Agent's Notes

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 within 15 miles of London Luton Airport.

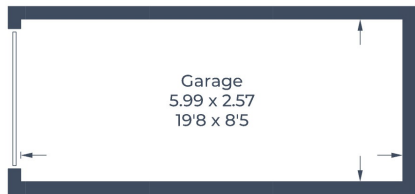




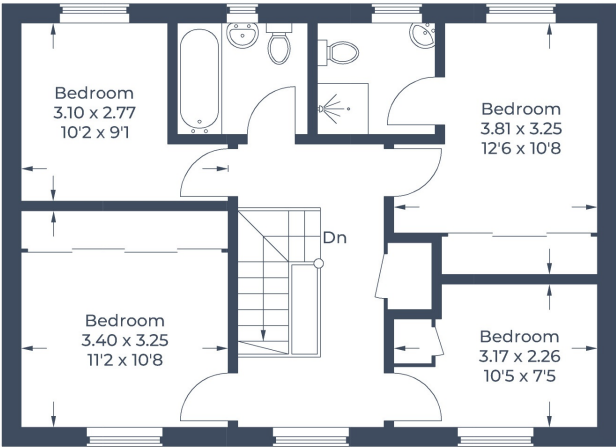
Approximate Gross Internal Area
Ground Floor = 64.6 sq m / 695 sq ft
First Floor = 57.5 sq m / 619 sq ft
Garage = 15.3 sq m / 165 sq ft
Total = 137.4 sq m / 1,479 sq ft



Ground Floor

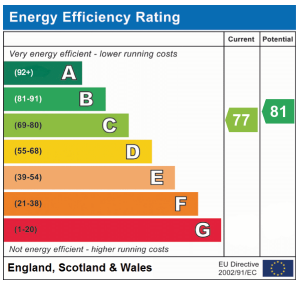


(Not Shown In Actual
Location / Orientation)



First Floor

Illustration for identification purposes 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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