



5, Lychfield Close

Northhill,
Bedfordshire, SG18 9GE
£625,000

country
properties

Set in a small cul de sac of BRAND NEW homes this beautiful 3 bedroom DETACHED bungalow offers a fantastic balance of living space with a private SOUTH FACING rear garden OVERLOOKING FARMLAND, and only a short drive to the bustling market town of Biggleswade.

- Stylish kitchen with quartz worksurfaces and Bosch integrated appliances
- Utility room with Neff washing machine and Neff tumble dryer supplied
- Kitchen/dining/living room with bi-folding doors opening onto rear garden
- Private enclosed large south facing rear garden overlooking farmland to side
- 10 year LABC builders warranty
- Paved driveway provides ample off road parking + additional visitors parking area
- Just a short walk to the village public house ' The Crown at Northill '
- We have used CGI images to demonstrate how the property could be furnished

Kitchen/Dining/Living Room

23' 11" (max) x 22' 1" (max) (7.29m x 6.73m) A range of wall and base units with granite worksurfaces and upstands. Inset one & half bowl stainless steel sink with drainer and swan neck mixer tap over. Fitted Bosch eye level oven & grill. Integrated Bosch fridge/freezer. Inset Bosch induction hob with stainless steel Bosch extractor hood over. Karndean flooring. Two radiators. Triple aspect room with two double glazed windows to front, two to the side and double glazed bi-folding doors opening onto the rear garden. Door into:

GROUND FLOOR

Entrance Hall

Radiator. Doors into kitchen/dining family room, all bedrooms and bathroom.



Utility Room

8' 8" x 5' 1" (2.64m x 1.55m) A range of wall and base units with quartz worksurfaces and upstands. Neff washing machine and tumble dryer provided. Inset sink with swan neck mixer tap over. Karndean flooring. Radiator. Double glazed window and door to rear garden.

Bedroom 1

13' 6" (max) x 12' 9" (max) (4.11m x 3.89m) Double glazed window to front. Radiator.

En-Suite Shower Room

Suite comprising double shower cubicle, low level flush wc and vanity wash hand basin. Fully tiled walls and ceramic tiled flooring. Chrome heated towel rail. Extractor. Obscure double glazed window to side.

Bedroom 2

11' 2" x 10' 7" (3.40m x 3.23m) Double glazed window to rear. Radiator. Access to loft space.

Bedroom 3

10' 7" x 10' 6" (3.23m x 3.20m) Double glazed window to rear. Radiator.

Bathroom

Suite comprising enclosed bath with mains shower and glass side screen, low level flush wc and vanity wash hand basin. Chrome heated towel rail. Fully tiled walls and tiled flooring. Extractor. Obscure double glazed window to side.

OUTSIDE

Front Garden

Lawn area and large paved driveway providing off road parking for several cars. Service light. Gated access to rear garden.

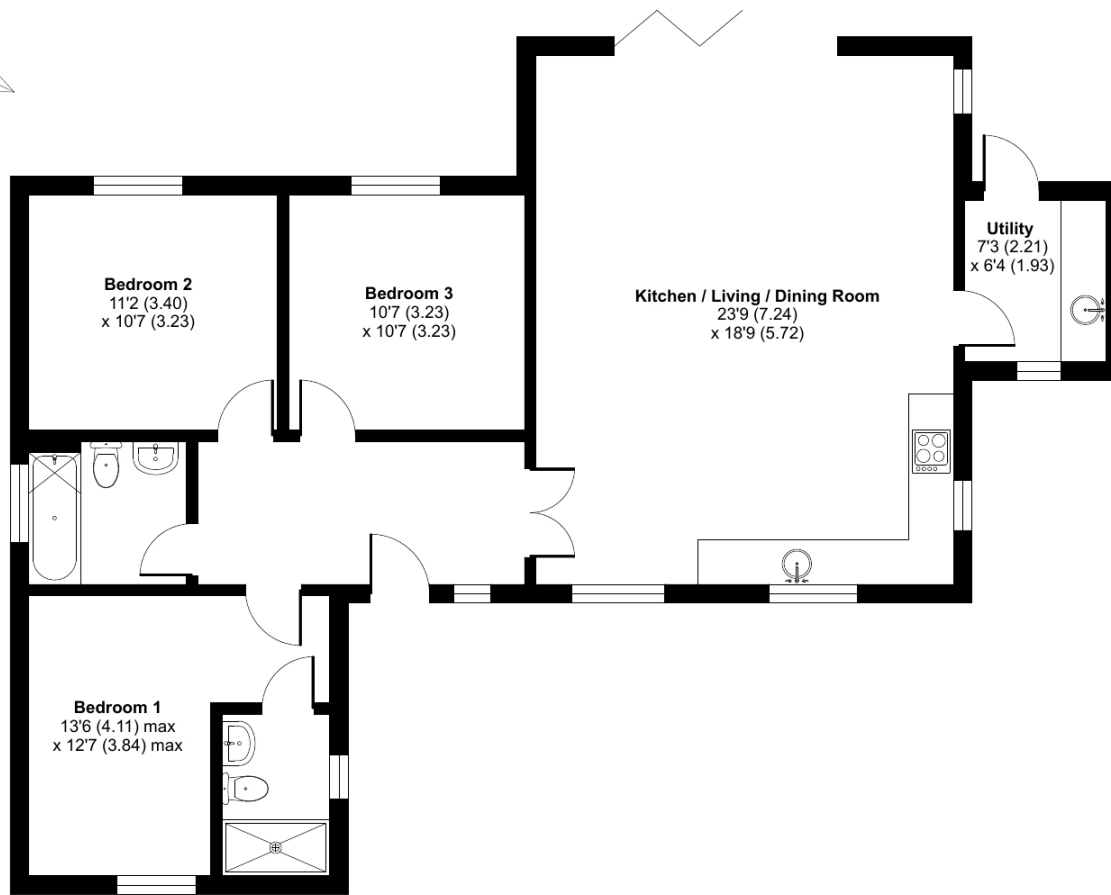
Rear Garden

South easterly facing garden with views over open countryside. Laid mainly to lawn with patio area plus additional side garden. Fully enclosed with gated access to front.

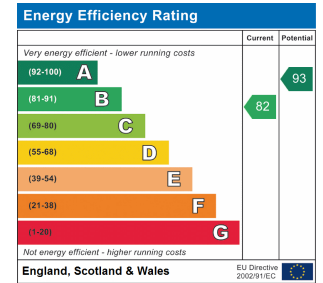


Approximate Area = 1070 sq ft / 99.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 981353



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

Viewing by appointment only

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