

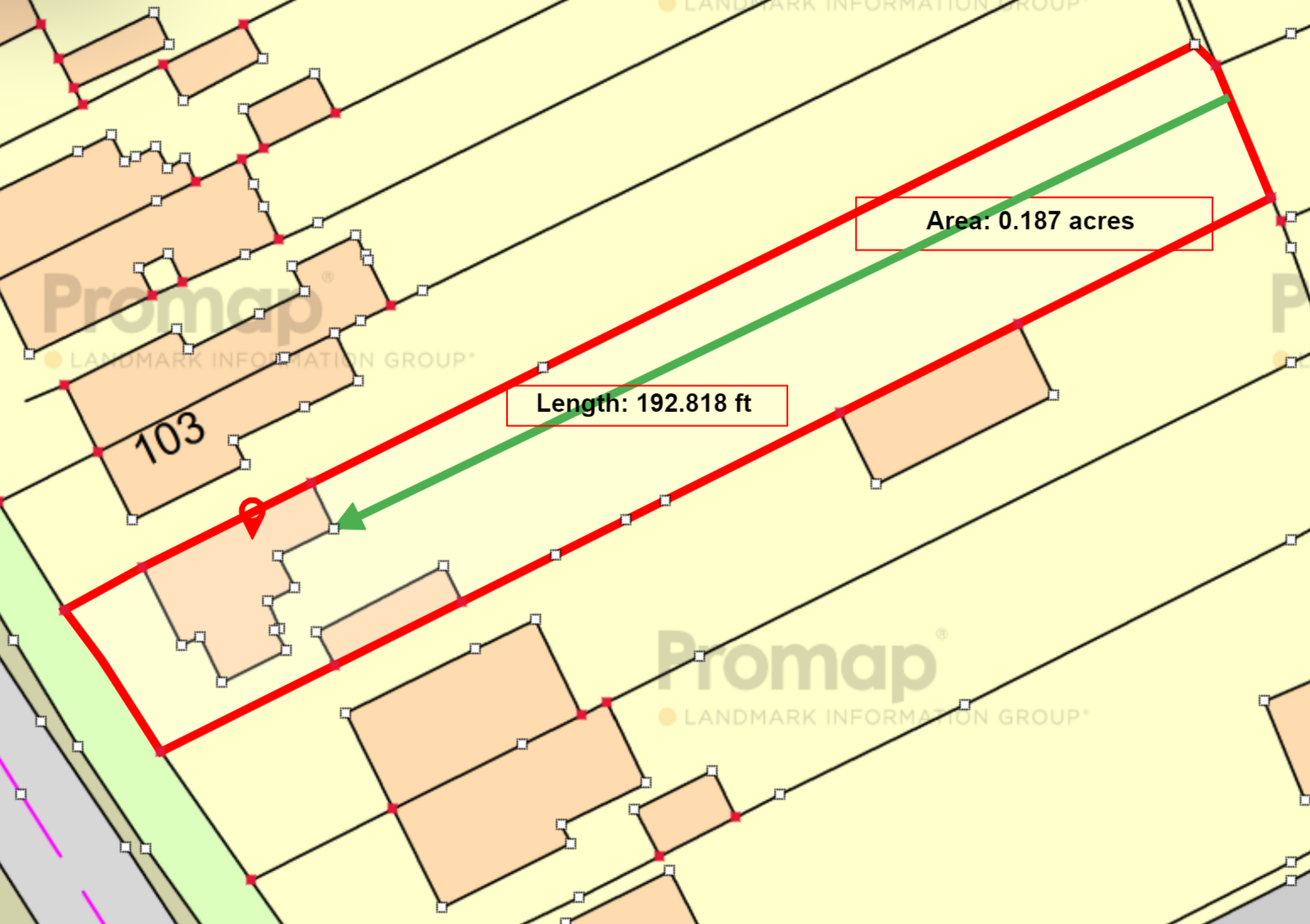


London Road, Biggleswade, Bedfordshire, SG18 8EE

£650,000 Freehold







Area: 0.187 acres

Length: 192.818 ft

103

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Step Inside

London Road

Normanton is a very attractive detached house with a 192 foot rear garden and enjoys a plot approaching 0.2 of an acre with huge scope to double the size by adding a double storey extension to the rear to create a very large four bedroom detached house. Normanton was built we think in the 1920s as the house for the second brewer of Green King Brewery; a prestigious position that warranted a property in a convenient location close to and within walking distance of the town centre and train station. Normanton is a lovely family home that has not been on the market for 50 years. Internally the front door opens to a hallway with stairs to the first floor. To the right is a lovely dual aspect bay fronted sitting room with double opening doors to the patio and you enjoy a wonderful view of the mature 192 foot rear garden, there is also a feature stone fireplace with an inset gas fire. The dining room to the left of the hallway also has an attractive bay window and has enjoyed many roast dinners and family functions. This leads through to the breakfast room that is adjacent to a modern kitchen that was installed recently. The breakfast room is ideal for informal dining, however its' current use is a study area, doors lead through to the walk-in pantry and the under stairs cupboard and cloakroom.



About Biggleswade

London Road

Normanton enjoys a convenient location. Turn left and you have the Yorkshire Grey pub and you are also within walking distance of Marks and Spencer's and the retail park, or the Co-op, the fabulous Gorgeous Gifts card shop and various eateries. Turn right and you can walk into the town centre, with quite literally the butcher, the baker and the candlestick maker. There are a large number of shops, coffee shops and the new theatre that is about to open.

Situated on the established London Road, this property is ideal for commuters, located just 1 mile from Biggleswade mainline train station with a journey time of approximately 30 minutes to London Kings Cross, St Pancras. For those who like the countryside, there is a wide range of countryside walks nearby. Whether you visit Jordan's Mill for a cup of tea and some cake, the RSPB reserve in Sandy or the popular Shuttleworth Collection, you are not short for choice





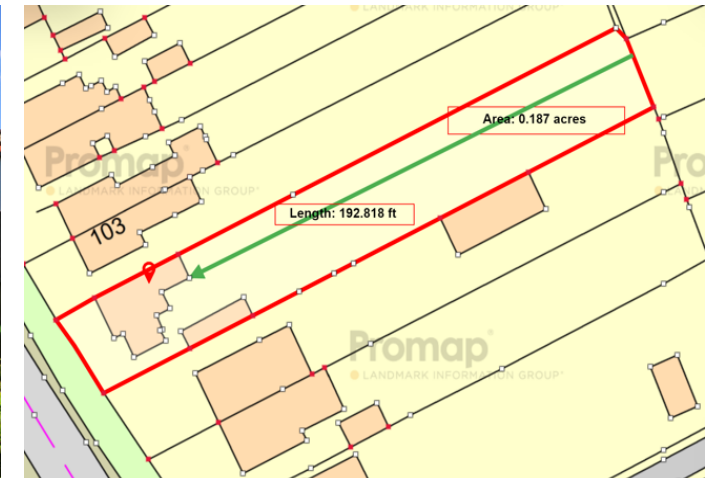


Step Outside

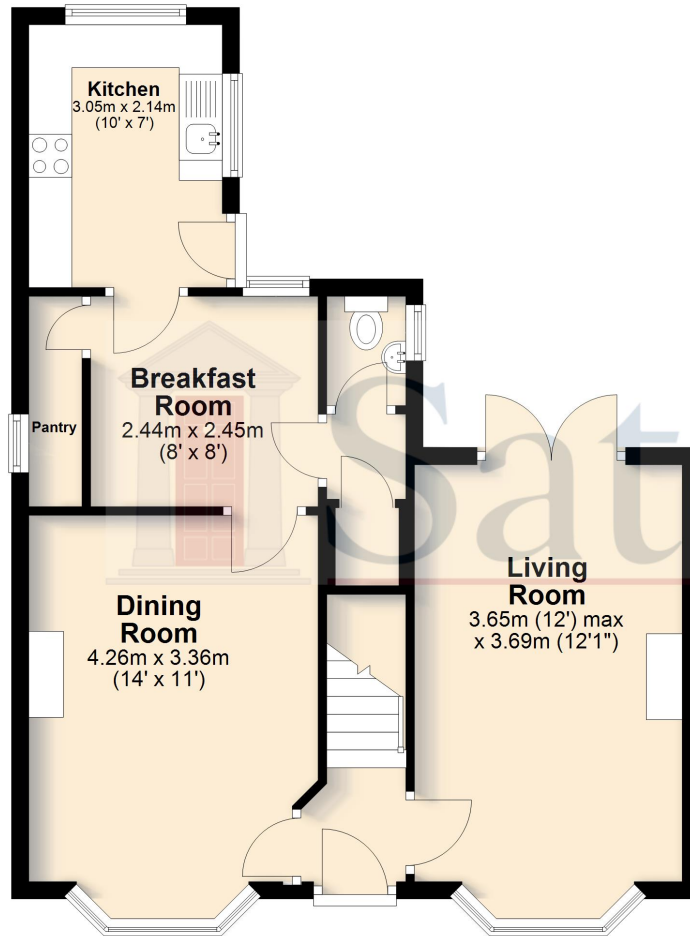
London Road

The garden is 192 feet in length and the house sits in a plot approaching 0.2 of an acre. The garden has been the owners pride and joy over the last fifty years and comprises of two elements or sections. Directly behind the house is a patio area and steps up to a beautiful lawned area with a huge variety of shrubs, trees and bushes with a lovely summerhouse, fitted with light and power, which is most enjoyable in the summer; this may be for sale by separate negotiation. The lawn meanders its way through mature trees and shrubs to the less formal area that has been an allotment for the last 50 years; there is a greenhouse with power connected, again this could be available by separate negotiation. There is also a water pipe that allows the garden to be watered and irrigated, to the rear of the garden is a beautiful Walnut tree; the seed of this tree belonged to the owners father and was planted many years ago. The garden and allotment has been enjoyed by the whole family including the grandchildren who dug muddy man traps for Grandad to fall into, bivowacs, badminton and cricket.

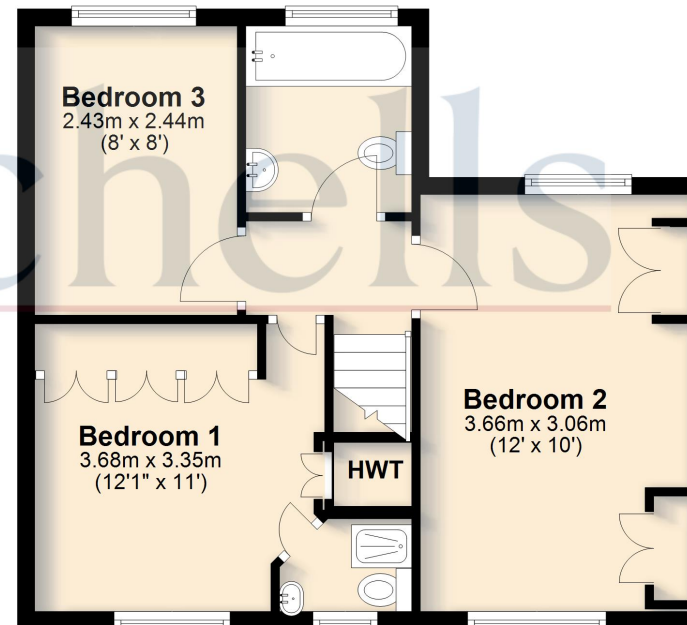
To the rear of the house is a detached garage and store. This has light and power and could very simply be converted to a home office or an annexe to the main house. To the front of the property the property is a block paved driveway for several cars.



Ground Floor



First Floor



For illustrative 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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