



6, Lychnfield Close

Northill,
Bedfordshire, SG18 9GE
£550,000

country
properties

Move straight into this stunning BRAND NEW 3 bedroom detached home set in a SMALL CLOSE of just 9 beautiful homes in the highly SOUGHT AFTER village of Northhill with COUNTRYSIDE WALKS on your doorstep, yet just a short drive to the market town of Biggleswade.

- Stylish kitchen with quartz worksurfaces and Bosch integrated appliances
- Utility room with Neff washing machine and tumble dryer supplied
- Private enclosed large rear garden
- Paved driveway provides ample off road parking + additional visitors parking area
- Well regarded local village school
- Just a short walk to the village public house ' The Crown at Northhill '
- 10 year LABC builders warranty
- We have used CGI images to demonstrate how the property could be furnished

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation with understairs storage cupboard. Radiator. Doors into kitchen/diner, living room and cloakroom.

Cloakroom

Low level flush wc and corner wash hand basin. Partially tiled walls and ceramic tiled flooring. Chrome heated towel rail.

Living Room

21' 0" x 10' 2" (6.40m x 3.10m) Triple aspect room with double glazed walk-in bay window to front, two double glazed windows to side and bi-folding doors opening onto the rear garden. Radiator.

Kitchen/Dining Room

21' 0" x 9' 7" (6.40m x 2.92m) A range of wall and base units with quartz worksurfaces and upstands. Inset one & half bowl stainless steel sink with mixer tap over. Fitted eye level Bosch oven & grill. Integrated Bosch fridge/freezer. Inset induction hob with stainless steel extractor hood over. Radiator. Karndean flooring. Radiator. Triple aspect with double glazed windows to front and side with bi-folding doors opening onto the rear garden. Door into:



Utility Room

6' 5" x 5' 5" (1.96m x 1.65m) A range of wall and base units with quartz work surface and upstands. Inset stainless steel sink with drainer and mixer tap over. Neff washing machine and tumble dryer provided. Karndean flooring. Radiator. Wall mounted gas boiler. Door to rear garden.

FIRST FLOOR

Landing

Double glazed window to front. Radiator. Access to loft space. Doors into all rooms.

Bedroom 1

16' 1" x 9' 11" (4.90m x 3.02m) Double glazed window to front. Radiator. Door into:

En-Suite Bathroom

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

Bedroom 2

10' 4" x 9' 7" (3.15m x 2.92m) Double glazed window to front. Radiator.

Bedroom 3

10' 4" x 9' 7" (3.15m x 2.92m) Double glazed window to rear. Radiator.

Bathroom

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

OUTSIDE

Front Garden

Laid to lawn with paved pathway to front door. Paved driveway providing off road parking for several cars.

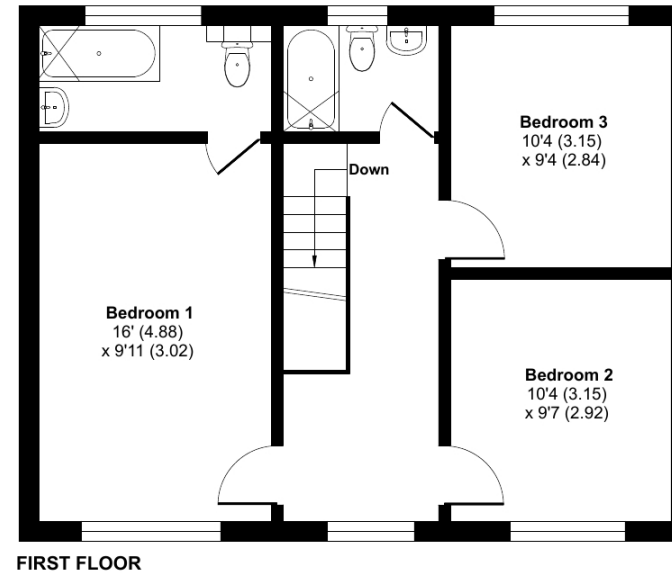
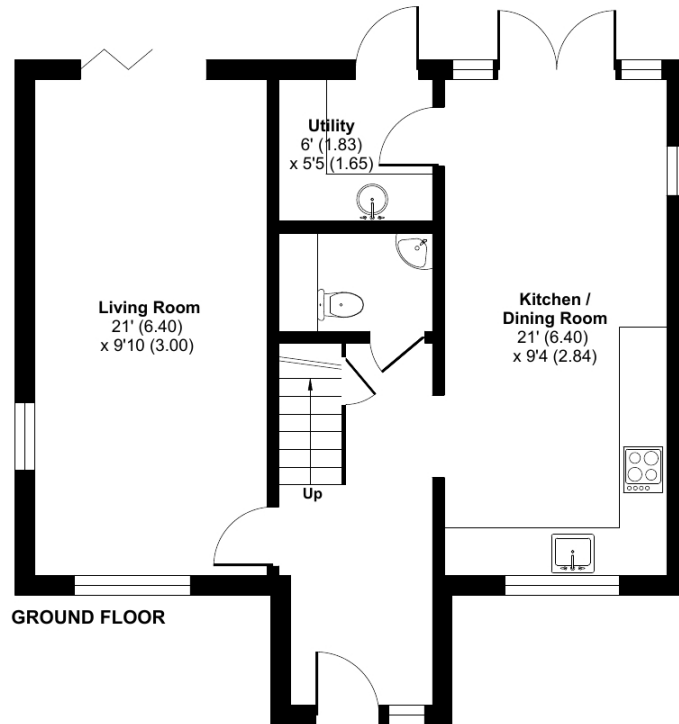
Rear Garden

Southerly aspect rear garden laid mainly to lawn with paved patio area. External power points. Fully enclosed with gated access to front.



Approximate Area = 1158 sq ft / 107.5 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 93 |
| (81-91) | B | 84 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC |



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 968425



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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