



27 Sand Lane, Northill, Bedfordshire. SG18 9AD





4 Bedroom Detached House

£875,000 Freehold

Introducing this much-loved executive home boasting a double garage, four bedrooms and stunning 120ft rear garden. We highly suggest viewing to appreciate the possibilities this home has to offer!

- Executive four bedroom detached home
- Approx 120ft rear garden
- Highly sought after village
- Detached double garage
- Off road parking
- Complete upper chain
- Scope to extend STPP
- Approximately 2216sqft
- Awaiting EPC. Council tax band F

Step Inside

The property offers extremely versatile accommodation with the potential for rooms to be combined or extended, based on one's lifestyle and needs. The kitchen, dining room and conservatory located to the rear of the property, if knocked through, could make this the hub of the home! (Subject to planning permission). The convenience of the downstairs shower room would make an ideal ground floor ensuite for those with assisted living requirements or relatives. Upstairs, the three double bedrooms are considered extremely generous with bedrooms one, two and four all benefiting from built in storage.

About the Area:

Situated in the extremely sought after village of Northill, this property sits just over 4 miles from Biggleswade's town centre and train station with fast trains into London in just 30 minutes. Northill itself offers a parish church, village hall, 'The Crown', a very popular pub, and ample countryside walks. Northill offers a favoured Primary School with Private Harpur Trust schools in Bedford located approximately 7 miles away. Residents of Northill often celebrate May Day with the neighbouring village of Ickwell which is believed to date back to circa 1565.

The Shuttleworth Collection is located just 4 miles away which offers a range of events, and air shows throughout the year.

Step Outside

Outside, the garden really steals the show. Measuring approximately 120ft in length this beautifully manicured garden offers both peace and tranquillity whilst providing a playground for those who consider themselves 'Green Fingered'. To the side of the property is a small courtyard space with storage shed and access to the oil tank. The detached double garage sits in front of the property complete with power and lighting and parking to front for two vehicles. The garage itself has its own loft space which could be converted into an additional room (STPP). If required, additional parking could be made by paving over part of the front garden.



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.





For illustration 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.