



Lincoln Crescent, Biggleswade, Bedfordshire. SG18 8HP





3 Bedroom Detached House

Asking Price £390,000 Freehold

This detached and extended family home is offered to the market with no onward chain! Put your own stamp on this spacious property, boasting three double bedrooms, single garage, off road parking and just a 10 minute walk to the town and train station - ideal for commuters.

- Walking distance from town centre and mainline station
- Garage and driveway
- Three double bedrooms
- Extended
- Private garden
- No chain
- Put your own stamp on this fantastic property!
- Two reception rooms
- EPC - awaited
- Council tax band - E

Ground Floor:**Entrance Hall:**

Tiled flooring, doors to cloakroom, dining room and living room, two storage cupboards, stairs to first floor.

Cloakroom:

Tiled flooring, low level WC, handwash basin, obscured UPVC double glazed window, radiator.

Dining Room:

Abt: 9' 8" x 12' 8" (2.95m x 3.86m) Slate tiled flooring, two UPVC double glazed windows, radiator, door to kitchen.

Kitchen:

Abt: 12' 9" x 7' 9" (3.89m x 2.36m) Modern white gloss wall and base units with Quartz worktops over, stainless steel sink and drainer with mixer tap over, gas oven and hob with extractor fan, space for white goods, slate tiled flooring, UPVC double glazed window and door to garden, radiator.

Living Room:

Abt: 17' 8" x 10' 5" (5.38m x 3.17m) Carpet flooring, UPVC double glazed bay window to front, UPVC double glazed patio doors to garden, radiator.

First Floor:**Landing:**

Carpet flooring, double glazed oval feature window, loft access.

Master Bedroom:

Abt: 10' 3" x 13' 7" (3.12m x 4.14m) Carpet flooring, radiator, UPVC double glazed window.

Bedroom Two:

Abt: 10' 3" x 9' 7" (3.12m x 2.92m) Carpet flooring, radiator, UPVC double glazed window.

Bedroom Three:

Abt: 7' 0" x 10' 6" (2.13m x 3.20m) Carpet flooring, radiator, UPVC double glazed window.

Family Bathroom:

Carpet flooring, low level WC, handwash basin, jacuzzi bath with shower over, obscured UPVC double glazed window, extractor fan.

Outside:**Rear Garden:**

Mostly laid to lawn with mature trees, shrubs and patio area. Gated side access. Door to single garage.

Front:

Paved driveway for two cars with a border of shrubs and bushes. Single detached garage with up and over door, power and electricity and plastered walls.

Location:

This lovely property is located just 0.5 miles away from Biggleswade town centre, where there is a large range of shops, pubs and restaurants, offering something for everyone. Biggleswade mainline train station is just a 10-minute walk, with a journey time of approximately 30 minutes to London Kings Cross St Pancras.

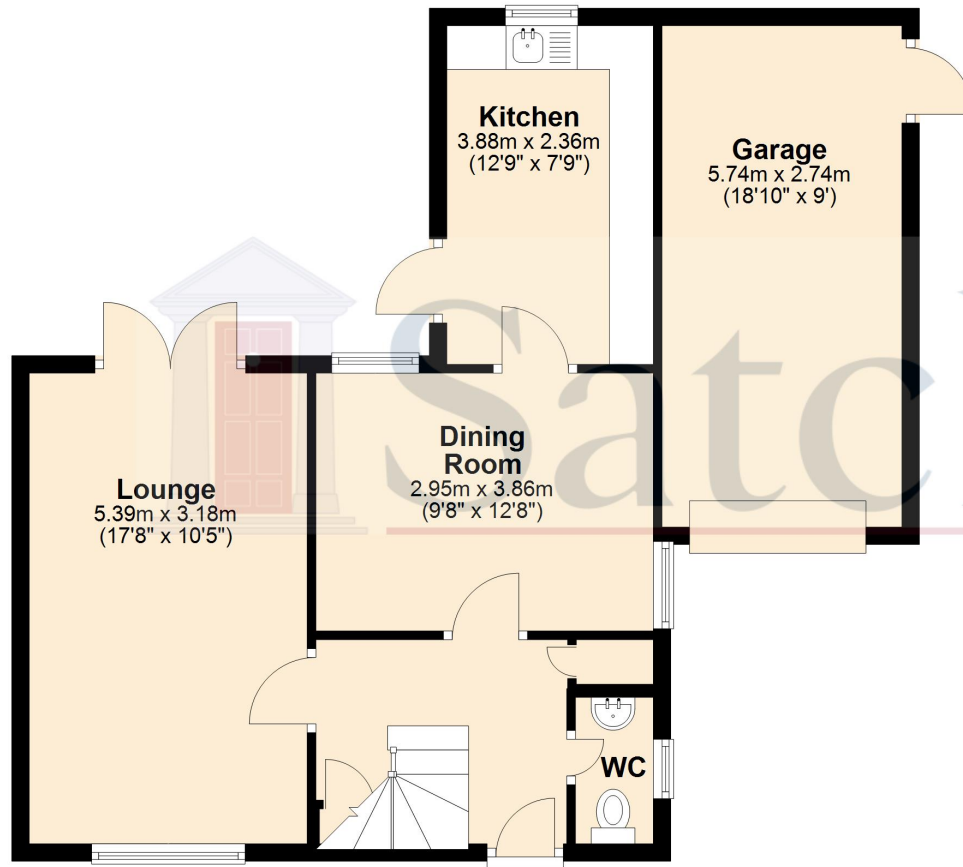
Both doctors' surgeries are also within walking distance as well as local schools and leisure facilities. Biggleswade A1 Retail Park is also close by with large high street stores such as Next, Boots, Marks & Spencer and many more.



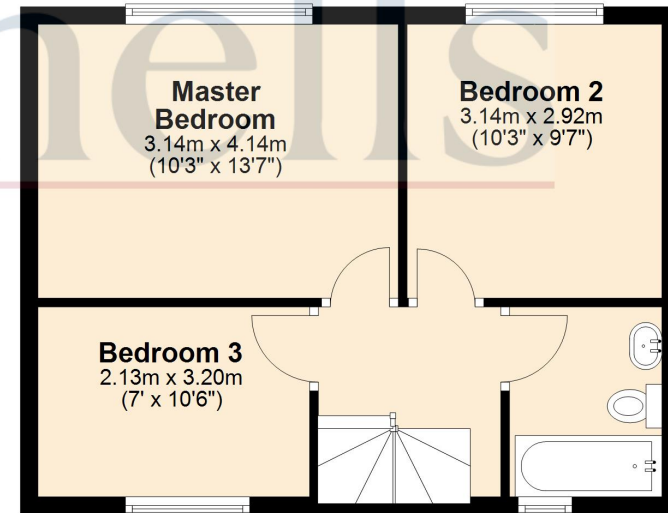


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

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.