



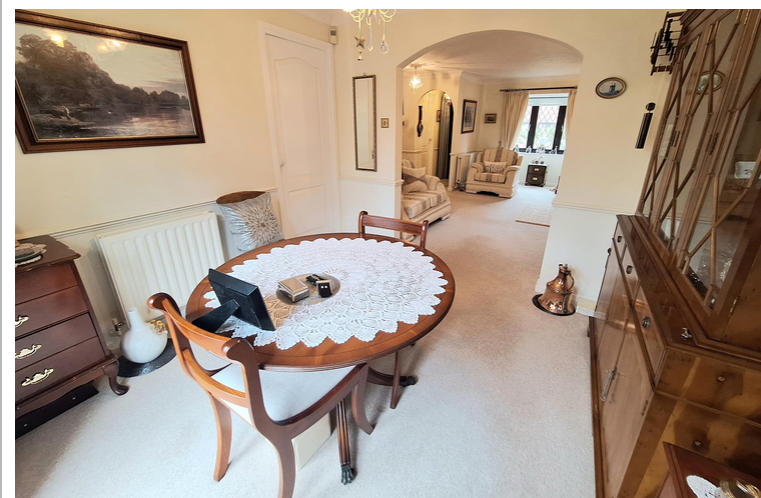
# Dells Lane

Biggleswade,  
Bedfordshire, SG18 8LP  
Freehold - OIRO £470,000

country  
properties

Located in a popular area and offered for sale with NO CHAIN. This delightfully presented four bedroom detached family home is situated in a private road of three similar styled properties and is within walking distance of Biggleswade's popular market town centre benefitting from its amenities which include coffee shops, restaurants, supermarkets, doctors' surgeries, and public houses. Also on your doorstep is the town's mainline train station with further public transport links easily accessible, and the town's popular up and coming retail park. An exceptional purchase for the growing family looking to put their own stamp on a home that can grow with them. This property has accommodation affording entrance porch, cloakroom, lounge, dining room, kitchen, and utility, master with en-suite, three further bedrooms, bathroom, and externally benefits from front and rear gardens, off road parking and an integral garage.

- Chain free
- Four bedroom detached family home
- En-suite to master bedroom
- Integral garage & driveway
- Popular location
- Downstairs WC
- Front and Rear gardens
- Council Tax Band E- EPC Rateing C



## Accommodation

### Entrance Porch

Door to cloakroom, archway to:

### Cloakroom

Window to front aspect, enclosed low level WC, wall mounted wash hand basin with tiled splash back, hatch to storage over the garage, radiator.

### Lounge

13'1" narrowing to 9'4" x 15'9" narrowing to 11'1" - Bay window to front aspect, 2 x radiators, gas coal effect fireplace with exposed brick surround and tiled hearth, stairs rising to first floor, under stairs cupboard, archway through to:

### Dining Room

9'7" x 9'8" (2.92m x 2.95m) - French doors to garden, radiator, door to:

### Kitchen

9'6" x 9'4" (2.90m x 2.84m) - Fitted cream wall and base units comprising of cupboards and drawers, fridge and inset electric oven, complementing work surface over with inset electric hob and extractor over. 1 1/2 sink top and drainer with mixer tap over. Tiling to all splash back areas and tiled flooring. Window to rear aspect, built in storage cupboard, radiator, ceiling spot lights. Archway to:

### Utility

9'6" x 5'4" (2.90m x 1.63m) - Door to garden, wall mounted gas boiler, matching range of wall and base units comprising of cupboards and drawers, with freezer and washing machine and work surface over with inset single bowl sink with mixer tap over. Tiled to all splash back areas and tiled floors, window to side aspect, ceiling spot lights. Door to garage.

### First Floor

### Landing

Window to front aspect, airing cupboard with hot water cylinder and shelving, hatch to loft void. Doors to:



## Bedroom One

12' 6" x 9' 6" (3.81m x 2.90m) - Window to front aspect, range of fitted wardrobes, pedestal wash hand basin with tiled splash back, radiator. Door to:

## En-Suite

Window to side aspect, low level WC, panelled bath with mixer tap and shower attachment, tiling to all splash back areas, tiled floor, radiator.

## Bedroom Two

10' 7" plus wardrobes x 8' 8" (3.23m x 2.64m) - Window to front aspect, range of fitted wardrobes, radiator.

## Bedroom Three

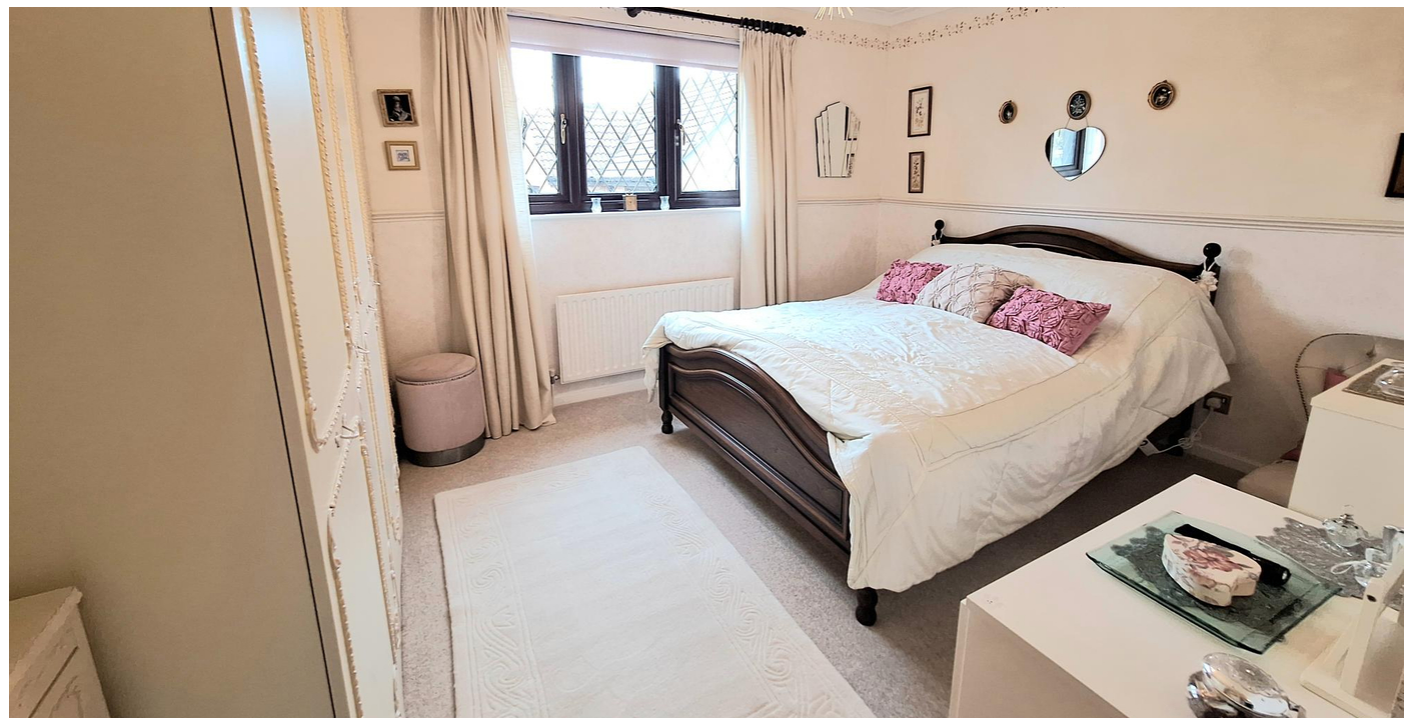
9' 6" x 9' 0" (2.90m x 2.74m) to wardrobe front - Window to rear aspect, range of fitted wardrobes, radiator.

## Bedroom Four

8' 4" x 6' 6" (2.54m x 1.98m) - Window to rear aspect, fitted storage cupboard, radiator.

## Bathroom

Window to rear aspect, pedestal wash hand basin, low level WC, paneled bath with mixer tap and shower attachment, tiling to all splash back areas, tiled flooring, radiator.



## Outside

### Front

Accessed via a shared block paved driveway leading to the front of the property. Block paved driveway to the garage and an open landscaped area with pathway to the side and front door.

### Rear

Comprising of two separate patio areas located on different levels with a pathway and steps between them, octagonal shaped summerhouse, storage shed, a variety of plant and shrub beds and borders, outside water and light all enclosed by fence and hedge boundaries with side passage and gate leading to the front garden.

### Garage

17' 8" x 8' 5" Remote up and over door, two fitted storage units, power and light, personnel door to utility, hatch to loft void.

## Agent's Notes

### Biggleswade

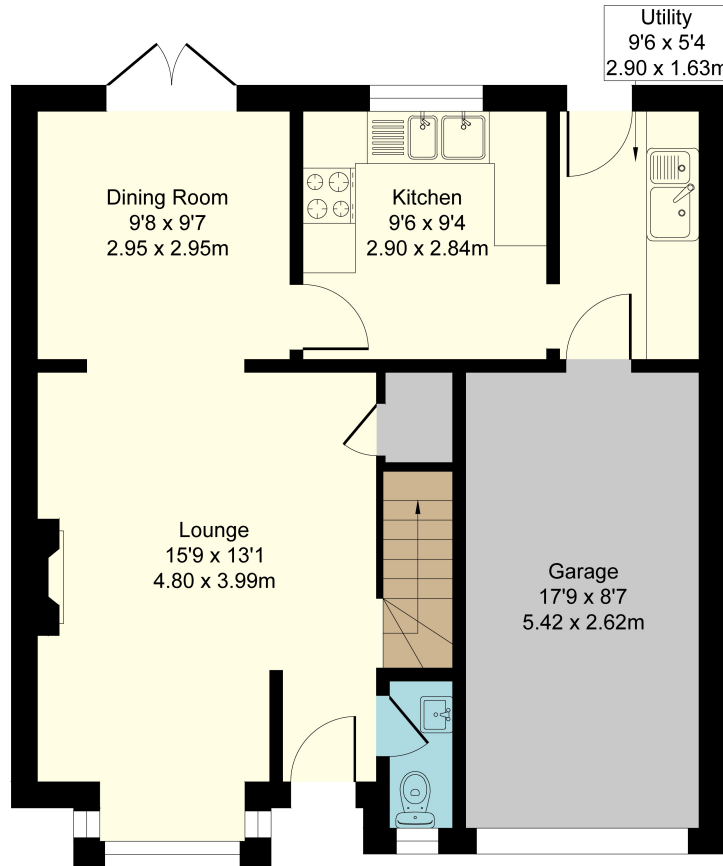
Biggleswade Town Centre is steeped with history, and is up & coming with all your amenities and a retail park. It also has great commuting links into London Kings Cross via train, good schooling and local cafes, restaurants and bars and has easy access directly onto the A1M and commutable links to the M1 and M11, and also within 15 miles of London Luton Airport.



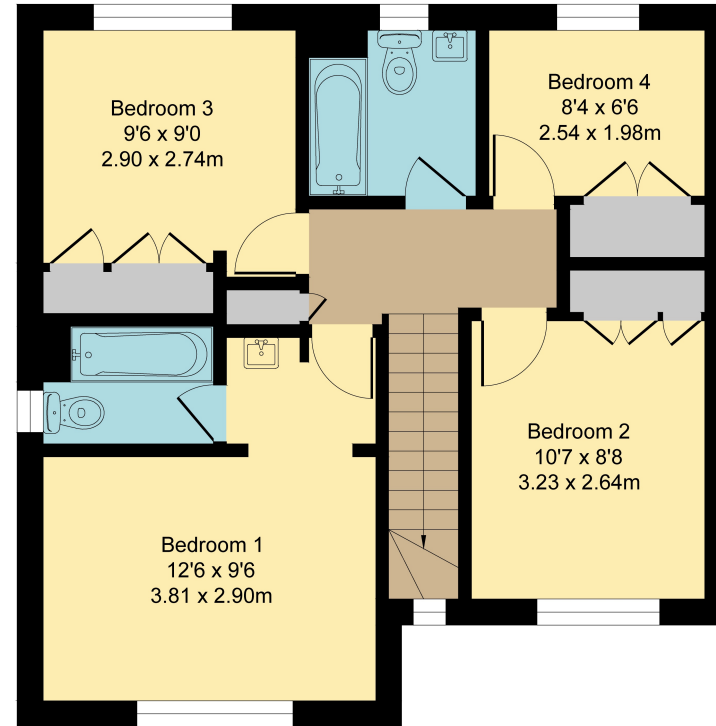


# 54 Dells Lane

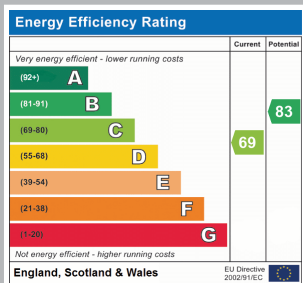
**Ground Floor**  
Area: 63.5 m<sup>2</sup> ... 684 ft<sup>2</sup>



**First Floor**  
Area: 55.8 m<sup>2</sup> ... 601 ft<sup>2</sup>



**Total Area: 119.3 m<sup>2</sup> ... 1285 ft<sup>2</sup>**  
All Measurements are approximate and for display purposes only



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 valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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