



32, The Grove

Biggleswade,
Bedfordshire, SG18 8JW

OIEO £325,000

country
properties

NO CHAIN This beautifully presented and spacious 3 bedroom end of terrace home is situated at the end of a small cul-de-sac in The Grove in Biggleswade, close to local amenities and shops, and is just 0.5 miles from the town centre and train station. Benefits include modern kitchen, 23ft lounge/diner, 3 good sized bedrooms, modern family bathroom, front and rear gardens, driveway providing off road parking for 2 cars and a garage en-bloc.

- NO CHAIN
- BEAUTIFULLY PRESENTED
- END OF TERRACE
- 3 GOOD SIZED BEDROOMS
- MODERN KITCHEN
- MODERN FAMILY BATHROOM
- 23ft LOUNGE/DINER
- FRONT & REAR GARDENS
- DRIVEWAY PROVIDING OFF ROAD PARKING FOR 2 CARS
- GARAGE EN-BLOC

Ground Floor

Entrance Hall

5' 11" x 4' 9" (1.80m x 1.45m)

uPVC double glazed frosted composite door to front aspect. Radiator. Stairs rising to first floor accommodation.

Lounge/Diner

23' 10" x 12' 9" narrowing to 7' 2" (7.26m x 3.89m)

uPVC double glazed window to front aspect. uPVC double glazed sliding patio door to rear aspect. 2 radiators. Under stairs storage cupboard housing fuse box and gas meter. Gas fireplace with stone hearth, stone surround and back boiler.

Kitchen

8' 10" x 8' 5" (2.69m x 2.57m)

Modern fitted kitchen with eye level and base units with under pelmet lighting and work surfaces over. Space for freestanding gas cooker with stainless steel extractor over. Space for fridge/freezer, washing machine and tumble dryer. Ceramic tiled flooring. Ceramic tiled splash back walls. Inset spot lights. Sink and drainer unit. uPVC double glazed window to rear aspect.



First Floor

Landing

7' 6" x 5' 10" (2.29m x 1.78m)
uPVC double glazed feature glass window to side aspect. Access to fully boarded loft space with pull down ladder, power and light.

Bedroom One

12' 8" x 9' 11" (3.86m x 3.02m)
uPVC double glazed window to front aspect. Radiator. Airing cupboard housing hot water tank and shelving.

Bedroom Two

10' 11" x 9' 11" (3.33m x 3.02m)
uPVC double glazed window to rear aspect. Radiator.

Bedroom Three

9' 6" x 5' 9" (2.90m x 1.75m)
uPVC double glazed window to front aspect. Radiator.

Family Bathroom

6' 4" x 5' 11" (1.93m x 1.80m)
Modern white 3 piece suite comprising of tiled panelled Jacuzzi bath with LED lights, rainwater shower, separate hand-held shower attachment and glass splash screen. 2 built-in recesses with LED lights. Wash hand basin with towel rail. Low level WC. Chrome upright heated towel rail. Fully ceramic tiled from floor to ceiling. Inset spot lights. LED lights in ceiling. Extractor fan. uPVC double glazed frosted window to rear aspect.

Outside

Front

Block paved driveway providing off road parking for two cars. Laid to lawn with timber fence, hedgerow and slate surrounding. Storm porch over front entrance. Rear access through iron gate.

Rear Garden

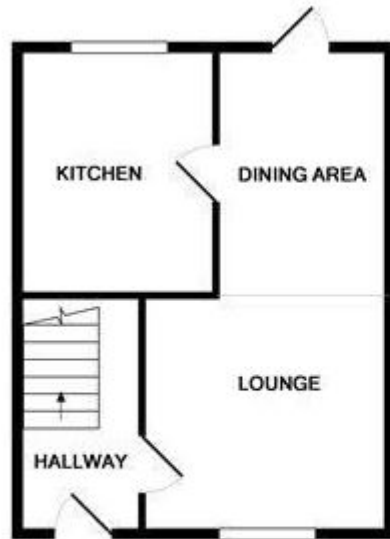
Block paved and raised timber decking patio areas, slate and shrubs with timber fence surrounding and outside water tap.

Garage

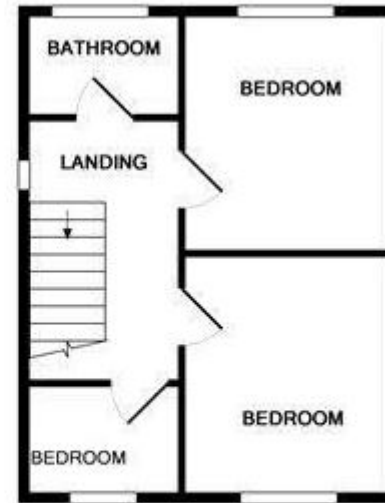
En-bloc.



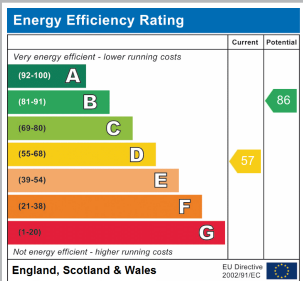




GROUND FLOOR



1ST FLOOR



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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