



Larkinson Avenue, Biggleswade, Bedfordshire. SG18 0RF





3 Bedroom Detached House Offers Over £400,000 Freehold

This stunning three bedroom detached home is offered to the market with no onward chain! Further benefiting from en-suite to master, a part converted garage, driveway for two cars, open field views and spacious accommodation throughout.

- Modern three bedroom detached house
- Garage and driveway
- En-suite to master
- Ready to move into!
- Chain free
- Electric car charging point
- Stunning kitchen/diner
- Feature fireplace
- EPC rating B
- Council tax band D



Ground Floor**Entrance Hall:**

Composite front door. Stairs to first floor with storage under. Porcelain tiled flooring. Radiator. Spotlights. Doors to cloakroom, living room and kitchen.

Cloakroom:

Vanity hand wash basin. Low level W/C. Porcelain tiled flooring. Radiator. Extractor fan.

Living Room:

Abt. 13' 11" x 10' 0" (4.24m x 3.05m) TV unit with feature electric fireplace. Carpet flooring. UPVC double glazed bay window to front. Radiator. Spotlights.

Kitchen/Diner:

Abt. 11' 5" x 14' 2" (3.48m x 4.32m) Modern grey gloss wall and base units with complimentary worktops. Black composite sink and drainer with mixer tap over. Ceramic induction hob with extractor hood over. Bosch eye-level gas oven. Integrated dishwasher and fridge freezer. Porcelain tiled flooring. Radiator. UPVC double glazed patio doors into the garden.

Utility Space:

Abt. 11' 5" x 3' 3" (3.48m x 0.99m) Wall and base units with space for washing machine and tumble dryer. Radiator. Porcelain tiled flooring. Wall mounted gas combi boiler.

First Floor**Landing:**

Carpet flooring. Doors to bedrooms and bathroom. Storage cupboard. UPVC double glazed window. Radiator. Loft access.

Master Bedroom:

Abt. 9' 9" x 11' 3" (2.97m x 3.43m) Carpet flooring. Radiator. Panelled feature wall. UPVC double glazed window. Door to en-suite.

En-Suite:

Tiled flooring. Shower cubicle. Vanity hand wash basin with tiled splashback and mirror. Low level W/C. UPVC obscured double glazed window. Extractor fan. Heated towel rail.

Bedroom Two:

Abt. 9' 7" x 10' 0" (2.92m x 3.05m) Carpet flooring. Radiator. Panelled feature wall. UPVC double glazed window.

Bedroom Three:

Abt. 9' 7" x 7' 5" (2.92m x 2.26m) Carpet flooring. Radiator. Panelled feature wall. UPVC double glazed window.

Family Bathroom:

Tiled flooring. Vanity hand wash basin with tiled splashback and mirror. Low level wc. Bath with hand held shower attachment. UPVC obscured double glazed window. Extractor fan. Heated towel rail.

Outside**Garden:**

Fully enclosed rear garden with gated side access. Mostly laid to lawn with patio and decking areas. Outside tap and outside plug sockets. Side door to garage.

Garage:

Detached single garage, partly converted with laminate flooring. Electric roller door. Security lights.

Parking:

Block paved driveway for two cars in front. Electric car charging point.

Additional Information

Location:

This beautiful home is located on the St Andrews development which is extremely popular due to its more open feel with multiple park areas and countryside beyond. The local 'Edward Peake' School and 'The Kings Reach' pub are both situated within a five-minute walk.

There are a wide range of countryside walks within strolling distance, you can wander across 'The Common' which links up to the RSPB nature reserve in Sandy which is approximately a two-mile walk across the open countryside.

Biggleswade offers a wide range of public houses, restaurants and shops including a large retail park with high street stores such as Next, Marks & Spencer and Robert Goddard. Biggleswade's mainline train station offers fast trains to London Kings Cross in a journey time of approximately 30 minutes and the A1(M) is easily accessible.

Agents Note:

Draft particulars yet to be approved by the vendor and maybe subject to change.

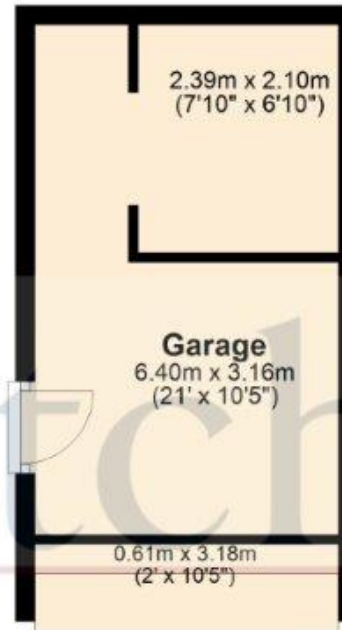
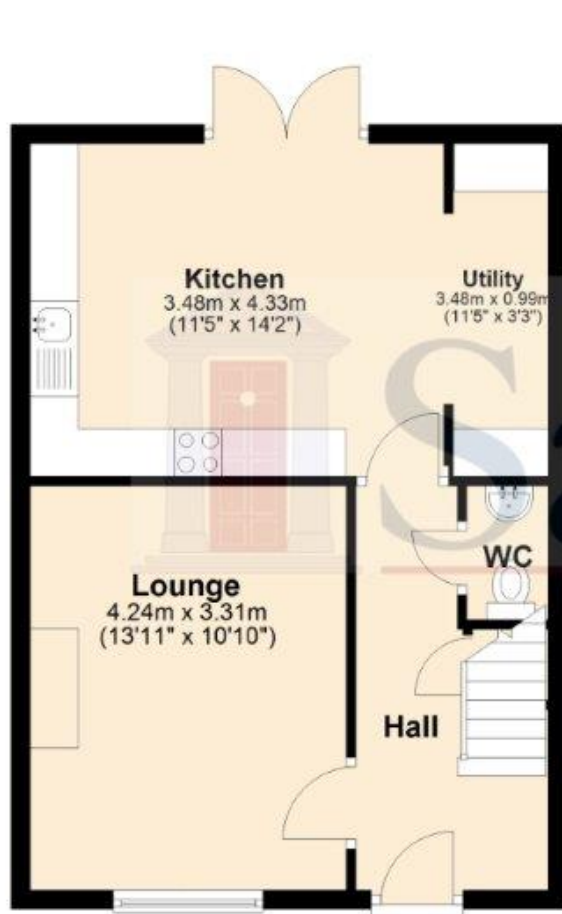




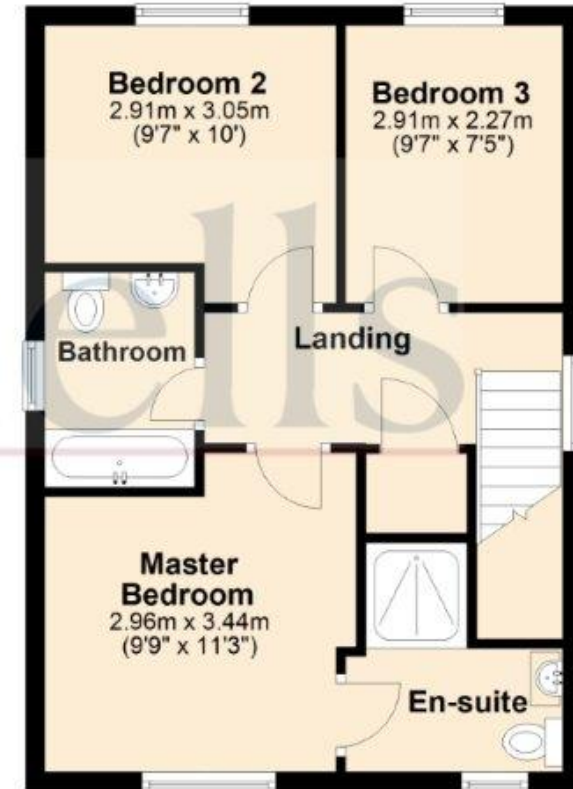
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



Total area: approx. 104.3 sq. metres (1122.9 sq. feet)

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.