



Biggleswade, Bedfordshire. SG18 0PH





3 Bedroom Semi-Detached House £425,000 Freehold

Renovated throughout by our current sellers, this three-bedroom property is presented in immaculate condition with a private south facing rear garden, integral garage and huge 18ft open plan living/dining area. Viewing highly recommended!



- Renovated throughout
- 18ft open plan living area
- Ground floor shower room
- Integral garage
- Utility room
- South facing rear garden
- Two reception rooms
- Potential to further extend (STPP)
- Off road parking for 3 cars
- EPC rating D. Council tax band D

Ground Floor:

Hallway:

Entry via front door. Doors leading to living room and kitchen. Stairs rising to first floor.

Living Room:

Abt. 13' 0" x 11' 10" (3.96m x 3.61m) Originally an open plan living/dining room, the current owners have made this a relaxing space with feature fireplace and large double-glazed window to front aspect. Wood effect flooring. Radiator.

Kitchen/Dining Area:

Abt. 10' 9" x 16' 5" (3.28m x 5.00m) A contemporary open plan space with fitted wall and base gloss units and complementary work surfaces. Integrated fridge, oven and dishwasher. Composite sink and drainer with mixer tap. Tiled splash back area. Spotlights. Wood effect flooring. Radiator.

Family Room:

Abt. 9' 1" x 18' 6" (2.77m x 5.64m) A spacious 18ft reception area, ideal for those who like to entertain! Wood effect flooring. Spotlights. Sliding doors leading to the rear garden.

Utility Room:

Abt. 7' 11" x 5' 8" (2.41m x 1.73m) Door from rear hallway. Fitted wall cabinets and worktop with under counter space for appliances. Plumbing facilities for washing machine. Wood effect flooring.

Shower Room:

Modern three-piece suite comprising of a shower cubicle, low level WC and wash hand basin. Obscured double glazed window.

Garage:

Abt. 20' 6" x 9' 7" (6.25m x 2.92m) Access via rear hallway or driveway. Power and lighting. Possibility to convert the rear half of garage into a study or third reception room.

First Floor:

Bedroom One:

Abt. 13' 2" x 9' 11" (4.01m x 3.02m) A large double room with fitted storage cupboard. Double glazed window to front aspect. Carpet flooring. Radiator.

Bedroom Two:

Abt. 10' 9" x 9' 11" (3.28m x 3.02m) Generous double bedroom located to the rear. Double glazed window to rear aspect. Carpet flooring. Radiator.

Bedroom Three:

Abt. 9' 10" x 8' 1" (3.00m x 2.46m) A large single bedroom which could also be used as a home office. Double glazed window to front aspect. Storage over staircase. Carpet flooring. Radiator.

Bathroom:

A modern suite comprising of a low level WC, wash hand basin with mixer tap and panelled bath with overhead shower. Wall mounted mirrored cabinet. Heated chrome towel rail. Tiled splash back areas. Obscured window to rear aspect.

Exterior:**Outside:**

A beautifully maintained south facing rear garden with manicured lawn and rear decked area, perfect for late summer evenings. Garden furniture to remain. Paved patio area and shingled borders. To the front is off road parking for three cars with electric car charging point. Access to integral garage.

Additional Information:**Biggleswade and Surrounding:**

This fantastic property is located within walking distance to Lawnside Academy, Edward Peak Middle School and Stratton Upper School. Biggleswade town and train station is just over a mile away, with trains reaching London Kings Cross in approx. 30 minutes, as well as excellent road links via the A1.

Biggleswade market town offers a wide variety of cafes, pubs, restaurants, shops and supermarkets. Nearby is the popular A1 Retail Park offering high street stores such as Next, Marks & Spencer, Homebase and many more.

Agents Note:

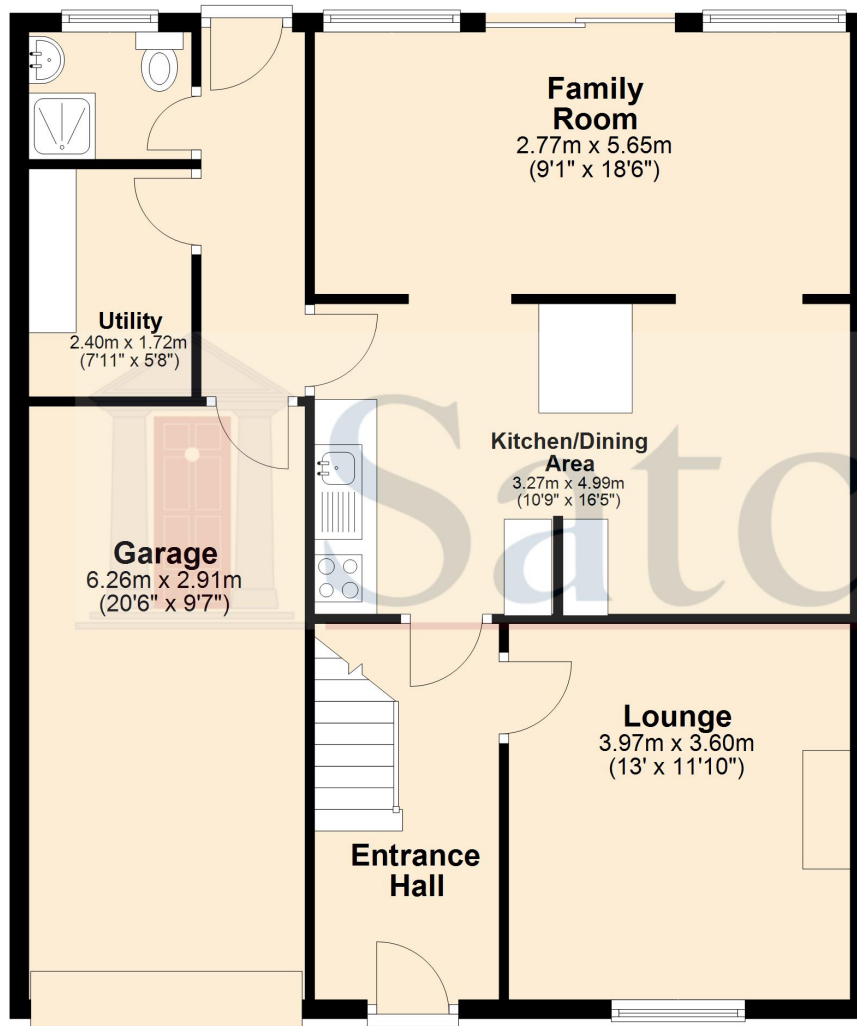
Draft particulars yet to be approved by the vendor and may be subject to change.



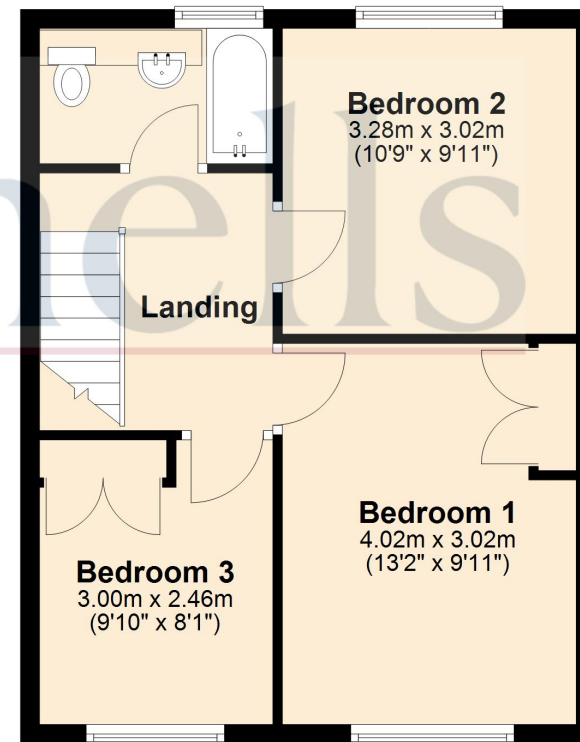


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



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.