



Biggleswade, Bedfordshire. SG18 8LQ





## 3 Bedroom Semi-Detached House £365,000 Freehold

Built in 2016 by Martin Grant Homes, this well presented three-bedroom semi-detached family home offers three sizeable bedrooms, three bathrooms, single garage and parking. Located on the popular Kings Reach estate we highly recommend viewing to appreciate this home.

- Three bedroom town house
- Approx 1185 sq ft
- Detached garage
- Off road parking
- Top floor master with en-suite
- Low maintenance garden
- Walking distance to schools
- Built in 2016
- Popular Kings Reach development
- EPC rating B. Council tax band D

## **Ground Floor**

### **Entrance Hall:**

Entry via front door. Doors to cloakroom, living room and kitchen/dining area. Stairs to first floor. Storage cupboard under stairs. Radiator.

### **Cloakroom:**

Low level WC, wash hand basin and radiator.

### **Living Room:**

Abt. 14' 6" x 14' 1" (4.42m x 4.29m) Located to the rear with fitted media unit. French doors leading on to the garden. Double glazed window to rear aspect. Carpet flooring. Under stairs storage cupboard. Radiator.

### **Kitchen/Dining Area:**

Abt. 15' 1" x 7' 5" (4.60m x 2.26m) U-shaped kitchen with laminate work surfaces. White close wall and base units. Oven with gas hob and integrated fridge freezer and dishwasher. Stainless steel sink and drainer. Dining area to front with double glazed window. Radiator.

## **First Floor**

### **Bedroom Two:**

Abt. 14' 6" x 9' 10" (4.42m x 3.00m) Located on the first floor. Two windows to the front aspect. Door to en-suite shower room. Carpet flooring. Radiator.

### **En-Suite:**

Three-piece suite with shower cubicle, low level WC and wash hand basin with mixer tap. Tiled splashback areas. Extractor fan. Shaver socket.

### **Bedroom Three:**

Abt. 10' 8" x 7' 5" (3.25m x 2.26m) A good-sized single bedroom with window to front aspect. Radiator. Carpet flooring.

### **Bathroom:**

Three piece suite comprising of a low level WC, wash hand basin with mixer tap and panelled bath with handheld shower. Obscured double glazed window. Tiling to splashback areas. Extractor fan.

## **Second Floor**

### **Master Suite:**

Located on the second floor with dressing area and en-suite shower room. Large storage cupboard. Dormer window. Radiator.

### **En-Suite:**

Three-piece suite with shower cubicle, low level WC and wash hand basin with mixer tap. Tiled splashback areas. Extractor fan. Shaver socket.

### **External**

### **Rear Garden:**

North facing rear garden with artificial lawn and decking area. Gate

to rear which leads to the single garage and parking space in front.

**Biggleswade and Surrounding:**

This lovely property is well positioned on the popular Kings Reach development which offers multiple play areas, a Sainsbury's local, coffee shop, pizzeria, community centre and lower school.

Within walking distance, you will find the 'Kings Reach' pub, Biggleswade leisure centre and the A1 retail park with large high street stores such as Next, Marks & Spencer, Boots and Homebase. There are also lots of countryside walks nearby including the 'Green Wheel' and longer walks providing access to the RSPB Nature Reserve in Sandy.

Located approximately 1.5 miles away is Biggleswade town centre & mainline train station which offers direct links into London's Kings Cross St Pancras, with a journey time of approx. 40 minutes.

**Agents Note:**

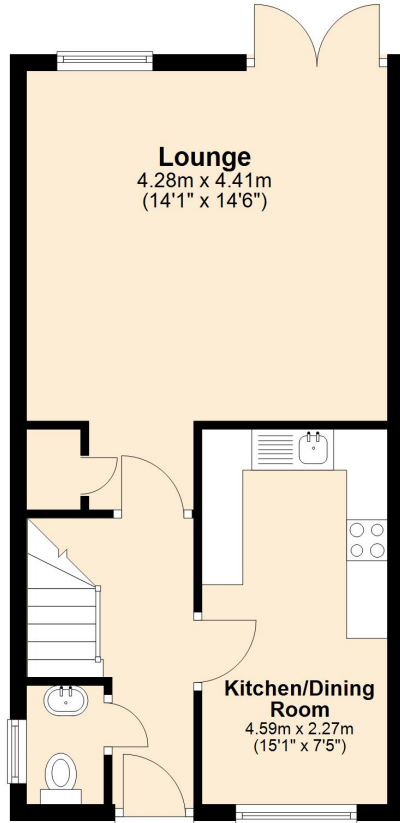
Draft particulars yet to be approved by the vendor and may be subject to change.



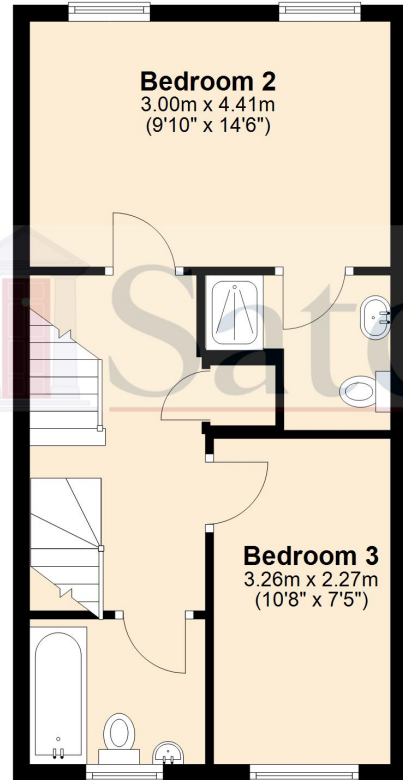


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

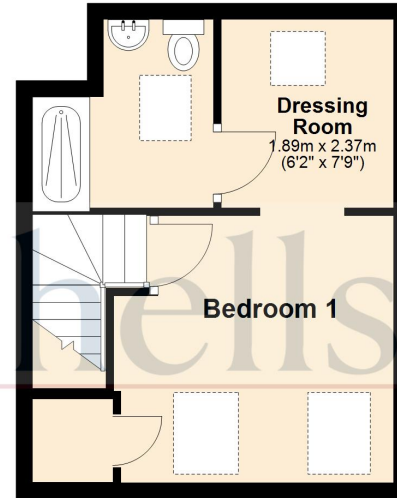
### Ground Floor



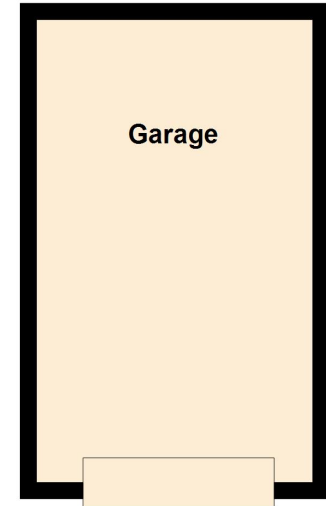
### First Floor



### Second Floor



### Garage



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.