



10, Lawrence Road

Biggleswade,
Bedfordshire, SG18 0LS
Freehold £475,000

**COUNTRY PROPERTIES**
PART OF HUNTERS

Improved considerably by the current owners this really is a tremendous three bedroom family home. The living accommodation is modern, featuring a separate cosy sitting room, open plan kitchen/family room with bi-fold doors leading to the most amazing rear garden. There is also the added benefit of parking and a garage.

- Three double bedrooms
- Master bedroom with en-suite shower room
- Cosy lounge with log burner
- Kitchen/family room with bi-folding doors leading to rear garden
- Cellar
- Parking and garage with utility area
- Large, mature rear garden

Ground Floor

Entrance Hall

Engineered oak flooring, stairs to first floor.

Cloakroom

Low level W.C, wash hand basin, radiator.

Sitting Room

Window to front aspect, radiator, wood burner.

Kitchen/Family Room

Kesseler fitted kitchen with Dekton work surface and circular sink. Built-in microwave and double oven, induction hob with extractor over. Space and plumbing for dishwasher, supply for fridge. Bi-fold doors to garden, skylight, full length window to side aspect. Stairs down to cellar.

Cellar

New consumer unit.

First Floor

Landing

Full length window to side aspect, hatch to loft vault, radiator.



Bathroom

Panelled bath, low level W.C, wash hand basin with vanity units below, separate shower, radiator, wall mounted bathroom cabinet, Velux window.

Master Bedroom

A bank of built-in wardrobes, dual aspect with window to front and rear, radiator.

En-Suite

Storage cupboard, wash hand basin, low level W.C, wall mounted heated towel rail.

Bedroom 2

Window to rear aspect, radiator.

Bedroom 3

Window to front aspect, radiator.

External

Garage

Electric roller door, light and power, centrally heated with insulated floor, wall mounted gas boiler, utility area with sink and space and plumbing for washing machine. Off road parking for 1 car in front.

Rear Garden

South facing with decked area leading to lawn, trellis, timber shed, chicken run, vegetable patch. Two Silver birch trees and a variety of fruit trees.

Agents Note:

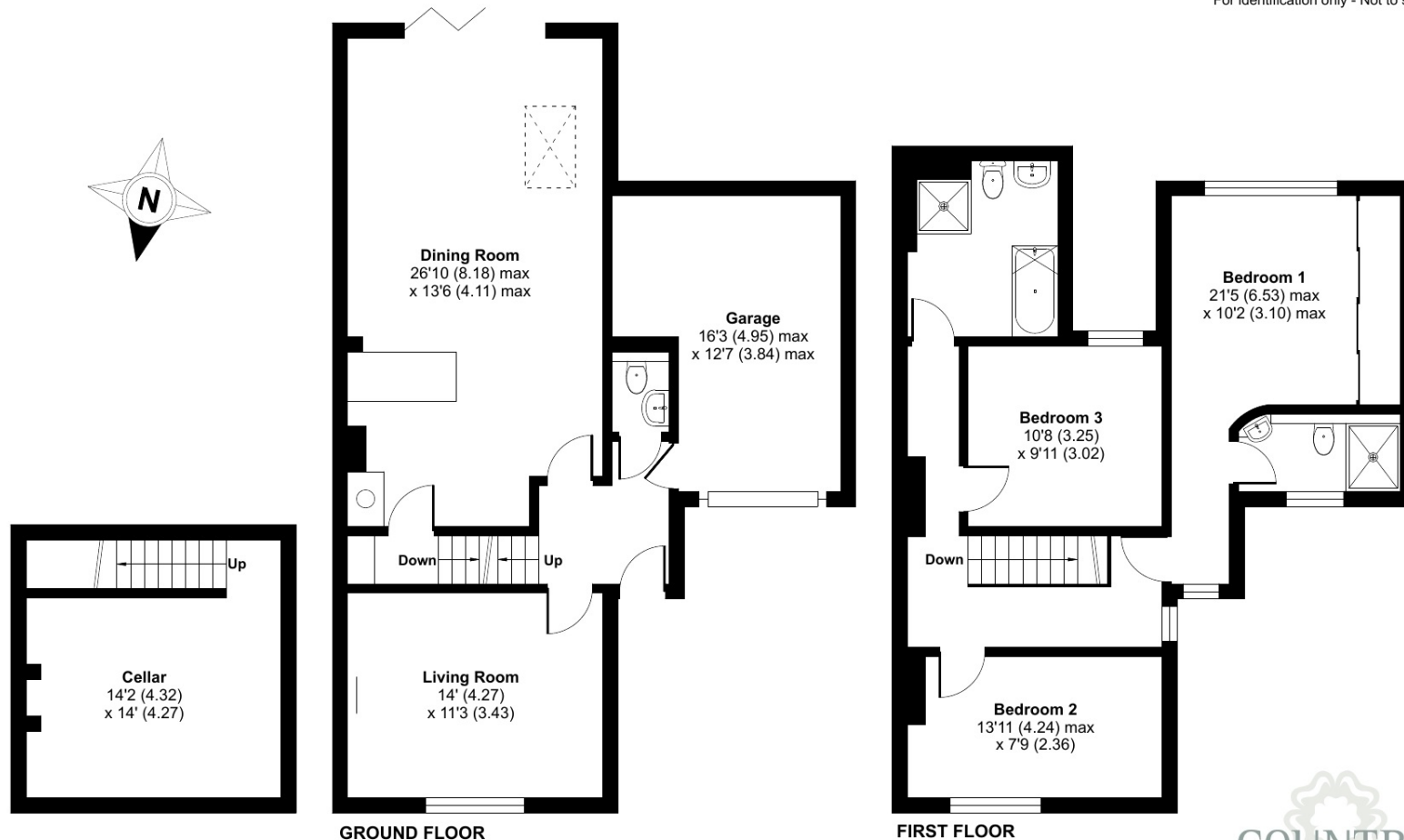
Existing planning permission granted for a further ground floor room, planning reference CB/21/03147/FULL.



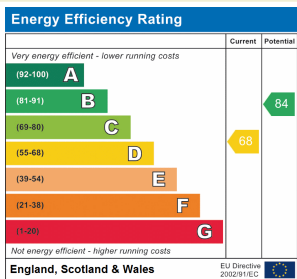


Approximate Area = 1488 sq ft / 138.2 sq m
 Garage = 173 sq ft / 16 sq m
 Total = 1661 sq ft / 154.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Country Properties. REF: 1029163



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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