



Lawrence Road, Biggleswade, Bedfordshire. SG18 0LS





3 Bedroom Semi-Detached House £345,000 Freehold

A charming three-bedroom character property, renovated and upgraded throughout and presented in show-home condition. Cellar, integrated kitchen appliances, garden and parking included!

- Character home
- Renovated throughout
- Cellar
- Low maintenance garden
- Off road parking
- Three bedrooms
- Karndean flooring
- Five minute walk to town and station
- Log burner and open fireplace
- EPC - E Council tax band- C



BASEMENT LEVEL:**Cellar:**

Stairs lead down from the dining room. Currently used for storage.

GROUND FLOOR:**Living Room:**

Abt 12'5" x 11'5". Entry via front door. Chimney breast with feature log burner. Double glazed window to front aspect. Karndeian flooring. Covling to ceiling. Radiator.

Dining Room:

Abt 12' x 11'5". A bright space with room to fit an 8-seater table. Opening to kitchen. Functional chimney breast but currently not used. Double glazed window to rear aspect. Karndeian flooring. Covling to ceiling. Separate staircases to Cellar and first floor landing. Radiator.

Kitchen:

Abt 9' 10" x 7'1". A beautiful blend of old a new with shaker style wall and base units and mosaic splashback tiles. Integrated fridge/freezer, dishwasher, washing machine and oven with induction hob. Double butler sink with brass mixer tap. Double glazed window to rear aspect. Karndeian flooring. Spotlights. Half glazed door to garden.

FIRST FLOOR:**Bedroom One:**

Abt 12'6" x 11'6". A large double bedroom with built in storage. Chimney breast. Double glazed window to front aspect. Covling to ceiling. Carpet flooring. Radiator.

Bedroom Two:

Abt 9'11" x 7'3". Another double bedroom with double glazed window to rear aspect. Carpet flooring. Radiator.

Bedroom Three:

Abt 8'11" x 5'11". Currently used as a single bedroom this room could make for an ideal home office. Window to rear aspect. Carpet flooring. Radiator.

Bathroom:

A modern fully tiled three piece suite comprising of a panelled bath with overhead shower, wash hand basin with mixer tap and vanity unit and backless WC. Spotlights. Wall mounted mirror. Radiator.

EXTERNAL:**Garden and Parking:**

The garden has been recently paved to provide a great space to entertain with sheltered pergola to the rear. The fence panels have also been recently replaced making this an incredibly low maintenance garden for the future owner. Rear gate leads to the gravelled parking space.

About the Area:**Biggleswade and Surrounding:**

This property is located only 0.3 Miles on foot from Biggleswade High Street. There is a large range of shops, pubs and restaurants within the town centre, offering something for everyone. Biggleswade mainline train station is also only a few minutes' walk away with a journey time of approximately 31 minutes to London Kings Cross, St Pancras.

Both doctors' surgeries are within walking distance as well as local schools and leisure facilities. Biggleswade also has a large retail park with high street stores such as Next, Marks & Spencer and Boots.

For those who like the countryside, there is a wide range of countryside walks nearby. Whether you stroll around Biggleswade's Green Wheel, visit Jordan's Mill, Lanford for a cup of tea and some cake, the RSPB reserve in Sandy or the popular Shuttleworth Collection, you are not short for choice.

Agents Note:

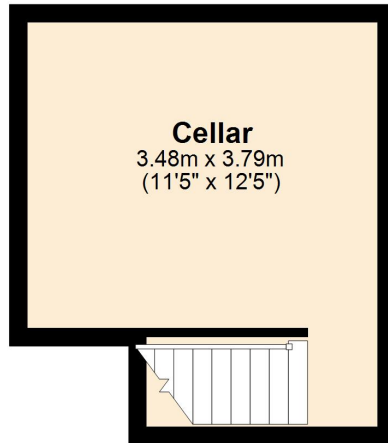
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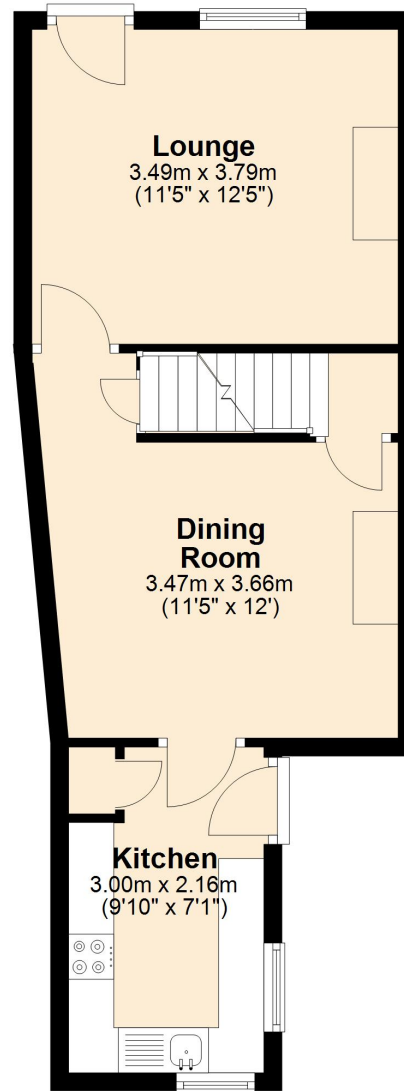
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



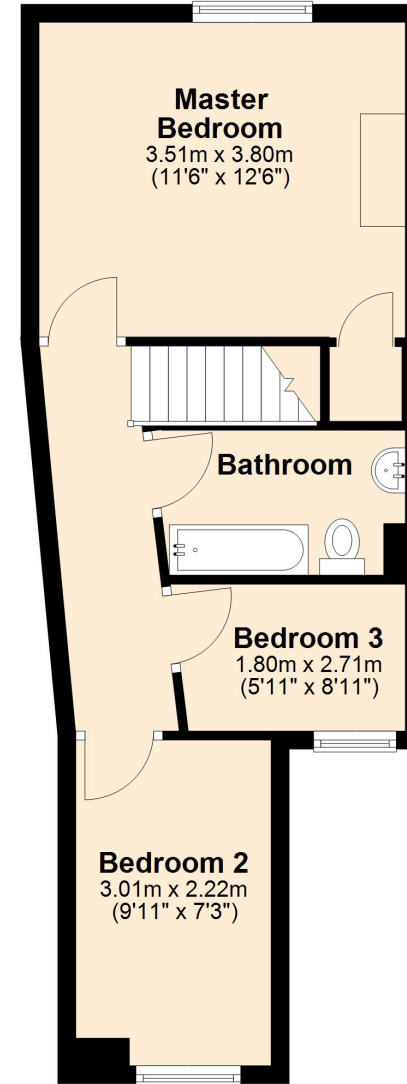
Basement



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.