



Dells Lane

Biggleswade,
Bedfordshire, SG18 8HN

Freehold / Offers in excess of £525,000

country
properties

A very well-presented detached four bedroom family home, with off-road parking, situated in Biggleswade, Bedfordshire.

Upon entry, on the ground floor, this lovely home features a hallway leading to the downstairs W.C., spacious living room which has a dual aspect and plenty of natural light. Also off the hallway, is the dining room which is perfect for entertaining guests - featuring French doors leading to the garden. Furthermore, leading on from the dining room are a home office/study and pantry, and the large kitchen featuring ample storage and worksurfaces, which leads through to a conveniently situated utility room, with back door access to the side of the property.

On the first floor, there are two large double bedrooms, and two further bedrooms - one of which is currently used as a study/home office. The family bathroom is a three-piece suite, featuring W.C., wash hand basin, and electric shower over bath.

Externally, the back garden is mostly laid to lawn, with an additional patio area for alfresco dining, and a storage shed. To the front, there is a driveway and off-road parking for three cars.

Combining modern comforts, tasteful upgrades, and a highly convenient location close to transport links, schools, and local amenities, this wonderful home is ready to enjoy. Early viewing is strongly recommended.

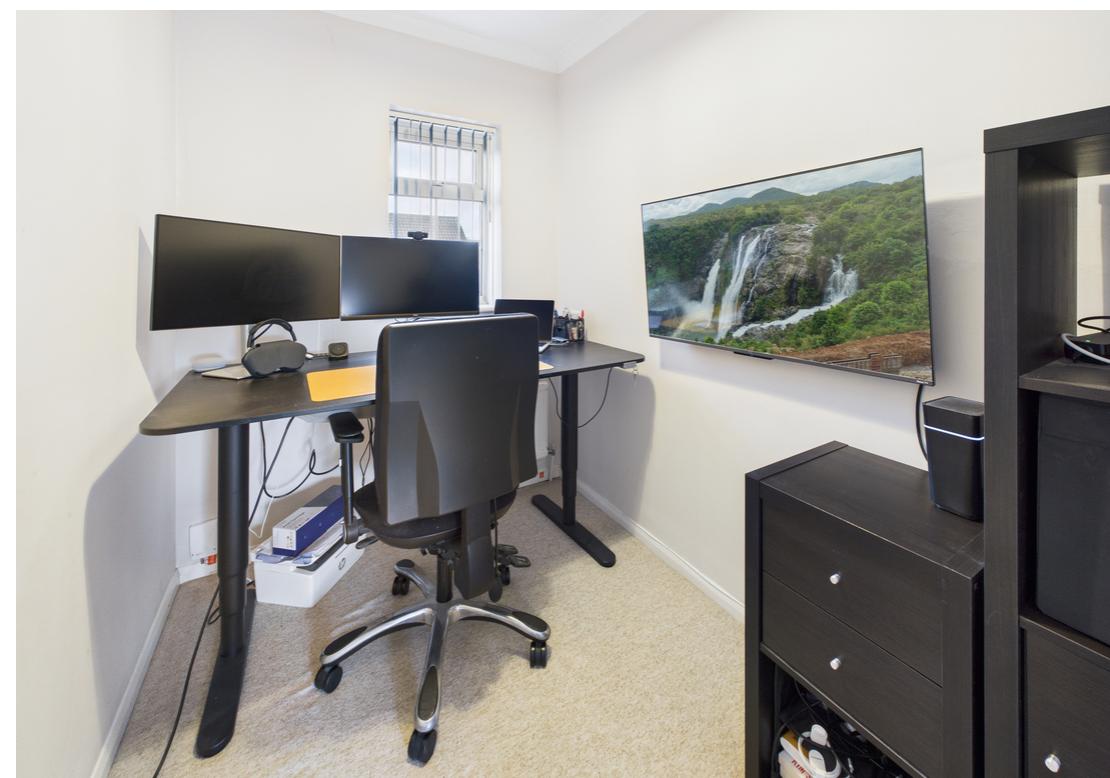
Location

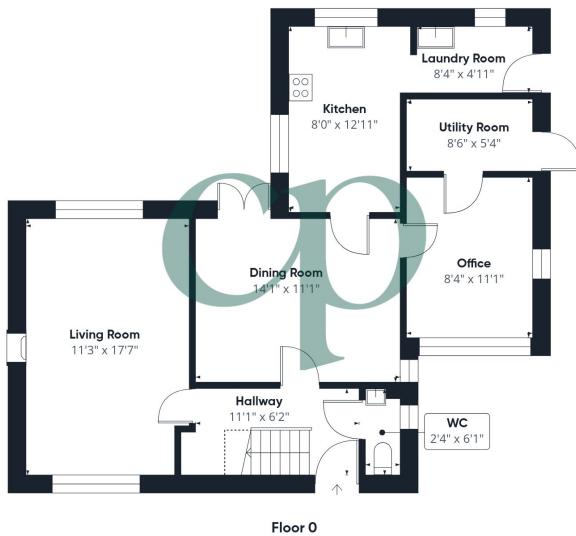
Biggleswade Town Centre is steeped with history, and is up & coming with all your amenities and a retail park. It also has great commuting links into London Kings Cross via train, good schooling and local cafes, restaurants and bars and has easy access directly onto the A1M and commutable links to the M1 and M11, and also within 15 miles of London Luton Airport.

- Four bedroom family home
- EPC TBC/ Council Tax Band E
- Freehold
- Off-road parking
- Three reception rooms
- Detached house

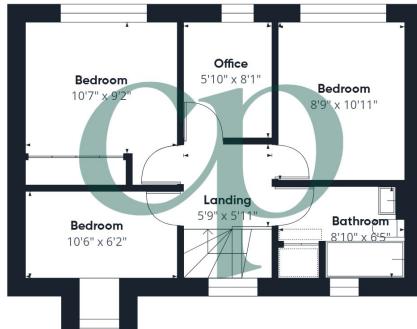






Approximate total area⁽¹⁾1142 ft²

Reduced headroom

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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