



# 3, Spring Close

Biggleswade,  
Bedfordshire, SG18 0HL

OIEO £350,000

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A very well presented & extended 3 bedroom semi-detached home located in the ever popular Spring Close, Biggleswade. Benefitting from a double storey extension to the rear this property offers particularly spacious accommodation and is located within close proximity to all Town Centre amenities and transport links. Offered to the market chain free this wonderful home would make an ideal first family home!

- 3 Great Size Bedrooms
- Extended To Rear
- Downstairs WC
- Utility Room and Garage
- Well Presented Throughout
- Solar Panels with 4kW Generation Capacity
- 2 Car Driveway
- Chain Free

## Ground Floor

### Entrance Hall

Upvc frosted style glazed door to front aspect. Radiator. Inset spot lights. Laminate floor. Upvc window to rear aspect. Door to garage. Stairs rising to first floor accommodation.

### Utility Room

11' 11" x 7' 5" (3.63m x 2.26m)

Fitted with base level units with roll top work surface over. Radiator. Plumbing for washing machine. Space for tumble dryer. Sink and drainer unit. Skylight. Upvc window to rear aspect.

### Downstairs Cloakroom

Low level WC. Wash hand basin with ceramic tile splash back. Extractor fan. Vinyl flooring.

### Kitchen

13' 8" x 12' narrowing to 8' 11" (4.17m x 3.66m)  
Modern kitchen fitted with eye and base level units with roll top work surface over. Gas hob, electric oven with extractor over. Sink and drainer unit. Space for fridge freezer. Plumbing for dishwasher. Under stairs storage cupboard. Vinyl flooring. Half ceramic tiled walls. Coving to ceiling. Radiator. Upvc window to rear aspect.

### Dining Room

9' 10" x 7' 5" (3.00m x 2.26m)

Upvc patio door to rear aspect. Radiator. Laminate floor. Coving to ceiling.



## Lounge

17' x 11' 6" (5.18m x 3.51m)  
Two Upvc windows to front aspect.  
Radiator. Electric fireplace with wooden surround.

## First Floor

### Landing

Loft hatch. Coving to ceiling. Airing cupboard housing hot water tank and shelving. Built in storage cupboard.

### Bedroom One

17' 5" x 10' 3" (5.31m x 3.12m)  
Upvc window to rear aspect. Built in storage cupboard. Radiator. Coving to ceiling. Opening to large dressing room area.

### Bedroom Two

11' 5" x 9' 5" (3.48m x 2.87m)  
Upvc window to front aspect. Radiator. Built in storage cupboard. Coving to ceiling.

### Bedroom Three

8' 5" x 7' 2" (2.57m x 2.18m)  
Upvc window to front aspect. Radiator. Coving to ceiling.

## Family Bathroom

Re-fitted modern white three piece suite comprising of 'P' shaped bath with electric shower over, ceramic tile splash back wall and glass splash guard. Wash hand basin with under cupboards. Low level WC with inset push flush. Upright heated towel rail. Inset spot lights. Ceramic tiled floor. Upvc frosted window to rear aspect.

## Outside

### Front Garden

Concrete and stoned driveway providing off road parking for two vehicles. Shrubs surrounding. Storm porch over front entrance.

### Rear Garden

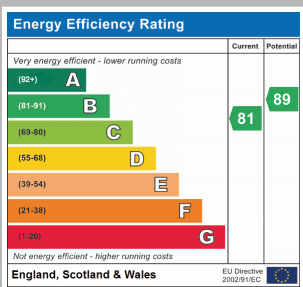
Stoned area with shrubs surrounding and block paved patio area. Wooden fence surrounding. Two water butts. Outside water tap. Double electrical socket.

## Garage

Up and over metal door. Power and light.







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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