



Biggleswade, Bedfordshire. SG18 0HJ





3 Bedroom Semi-Detached House Offers Over £390,000 Freehold

A deceptively spacious three bedroom property with modern interior, loft conversion with en-suite, garage, workshop and over 100ft rear garden!

- Chain free
- Three double bedrooms
- En-suite shower room
- Approx 110ft rear garden
- Garage, workshop & summer house
- Beautiful open fireplace
- Full of character
- Close to town centre
- Viewing highly recommended
- EPC rating D. Council tax band C



Ground Floor

Entrance Hallway:

A upvc front door opens into the entrance hallway with wooden flooring. Stairs rise to the first floor landing. Radiator. Door opens into:

Living/Dining Room:

Abt. 23' 3" x 11' 8" (7.09m x 3.56m) A large 23ft living/dining room with bay window overlooking the front aspect. The focal point of the room is the beautiful open fireplace with tiled surround and wooden mantle. Wooden flooring. Radiator. Opening leads to:

Kitchen:

Abt. 9' 4" x 8' 11" (2.84m x 2.72m) A country style shaker kitchen with complimenting oak work surfaces. Integrated white ceramic sink and drainer. Undercounter space for dishwasher (included). Integrated eye level oven and grill. Induction hob. Integrated fridge/freezer. Tiled flooring and splash back areas. Window to side aspect.

Utility:

Located to the rear with wall mounted boiler and worktop with stainless steel sink and drainer. Undercounter space and plumbing for washing machine. Storage cupboard housing the unvented water cylinder. Radiator. Door to garden and WC.

Cloakroom:

Half tiled room with low level WC and wash hand basin. Obscured window to side aspect.

First Floor

Landing:

Doors opening to all rooms. Stairs rising to the second floor landing.

Bedroom Two:

Abt. 14' 7" x 9' 11" (4.45m x 3.02m) A spacious double bedroom, originally the master with dual windows overlooking the front aspect. Beautiful feature fireplace. Carpeted. Radiator. Double wardrobe to remain.

Bedroom Three:

Abt. 11' 11" x 9' 2" (3.63m x 2.79m) A further double bedroom with window overlooking the rear aspect. Laminate wood flooring. Radiator. Fitted desk area, double wardrobe and chest of drawers to remain.

Family Bathroom:

A generous space with four-piece suite comprising of a shower cubicle, panelled bath, low level WC and wash hand basin with mixer tap. Chrome heated towel rail. Tiles to splash back areas. Window to rear aspect. Storage cupboard. Laminate flooring.

Second Floor

Master Bedroom:

Abt. 18' 11" x 13' 4" (5.77m x 4.06m) A generous double bedroom with lots of natural light. Two velux windows face the front aspect with a further dormer window to the rear. Double wardrobe to remain. Carpeted. Radiator.

En-Suite:

A three piece suite comprising of a panelled bath with overhead shower, low level WC and wash hand basin. Full height wall tiles and tiled flooring. Heated towel rail. Spotlights. Window to Rear aspect.

Outside

Garden:

A South/East facing garden approximately 100ft in length. Currently mainly laid to lawn with mature shrub borders. Allotment area to the rear with glass greenhouse. Patio areas for evening entertainment and side access.

Garage, Workshop and Summer House:

The garage is approx.. 17ft in length with power and lighting. Access via double doors to front or single door to side.

The Workshop, again has power and lighting and could be combined with the garage to create a larger space.

The Summer house to the rear is more of a relaxing space with power and lighting and is located about halfway into the garden.

Driveway:

There is a block paved driveway to the front of the property providing off road parking for two cars. Further block paving leads to the rear of the property.

About the Area:

Biggleswade and Surrounding:

Situated on the established Drove Road, this property is ideal for commuters, located just 1 mile from Biggleswade mainline train station with a journey time of approximately 30 minutes to London Kings Cross, St Pancras. Also within walking distance are local amenities, Biggleswade town centre and the popular A1 Retail Park, with high street stores such as M&S, Boots, Homebase and Next.

For those who like the countryside, there is a wide range of countryside walks nearby. Whether you visit Jordan's Mill 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:

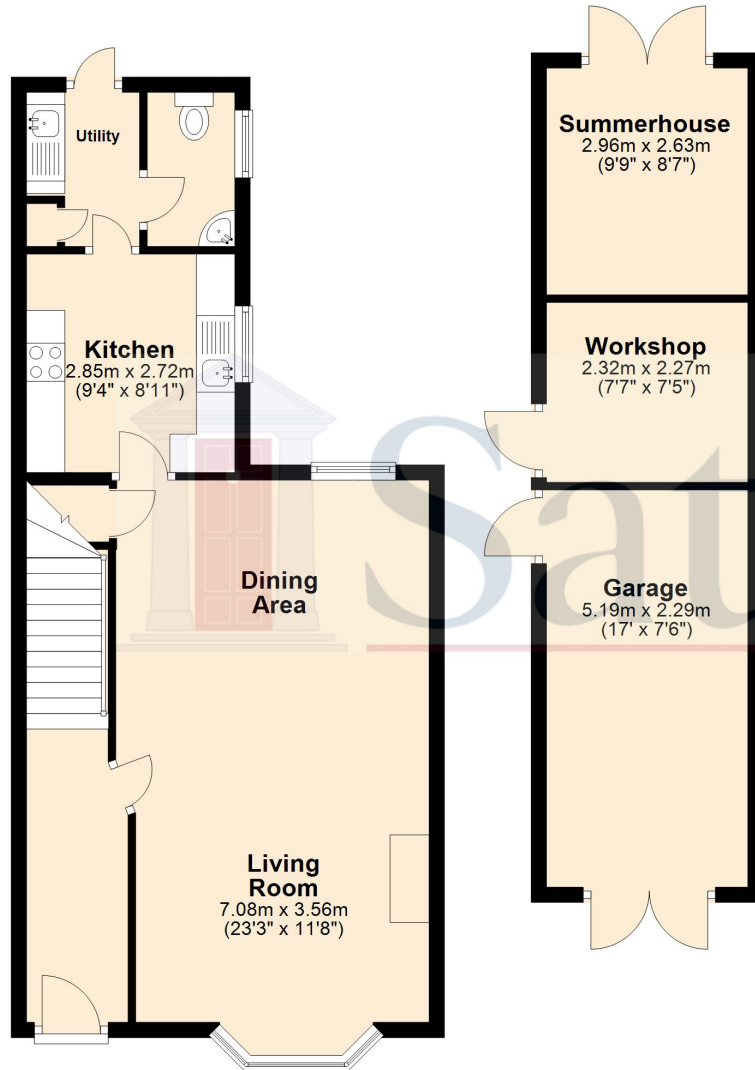
Draft particulars yet to be approved by the vendor and may be subject to change.



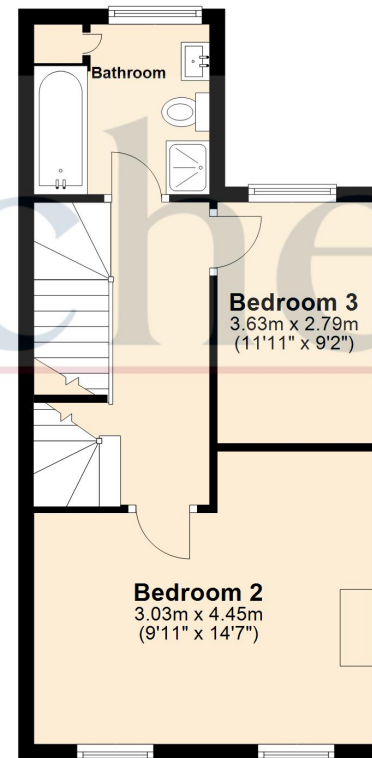


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

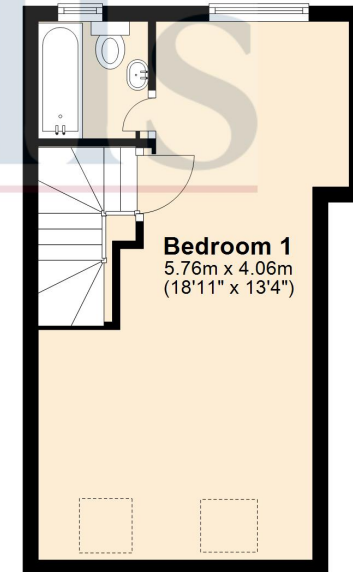
Ground Floor



First Floor



Second Floor



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.