



# Dells Lane

Biggleswade,  
Bedfordshire, SG18 8LP  
OIRO £340,000

country  
properties

This three-bedroom property is conveniently located on Dells Lane, a short walk from Biggleswade Town Centre and is a great first time purchase.

Upon entry, the convenient hallway is perfect for coats and shoe storage, and leads to a downstairs W.C. The spacious open plan living/dining room is in excess of 27ft, creating a great entertaining space for family and friends, with doors leading out to the garden. The kitchen features ample storage and worksurfaces, and another access door through to the garden.

On the first floor, there are well-sized three bedrooms, and a three piece family bathroom, with W.C., wash-hand basin and shower-over bath, in a addition there is a sky light which fills the room with natural light.

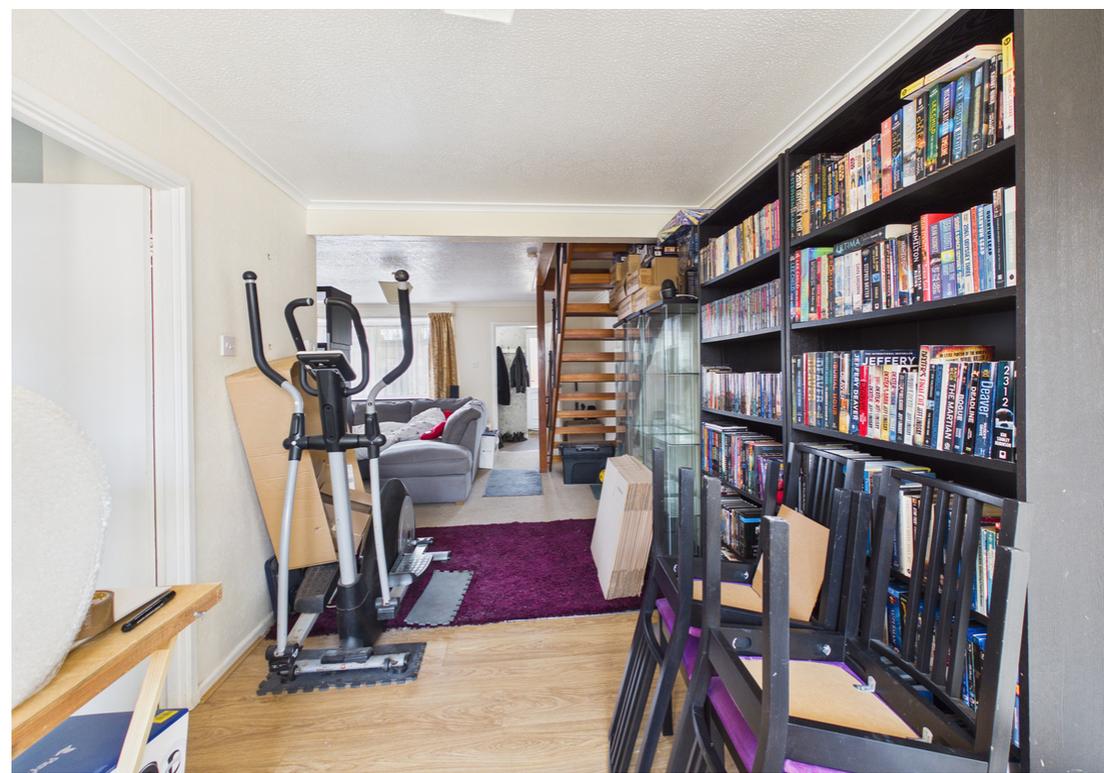
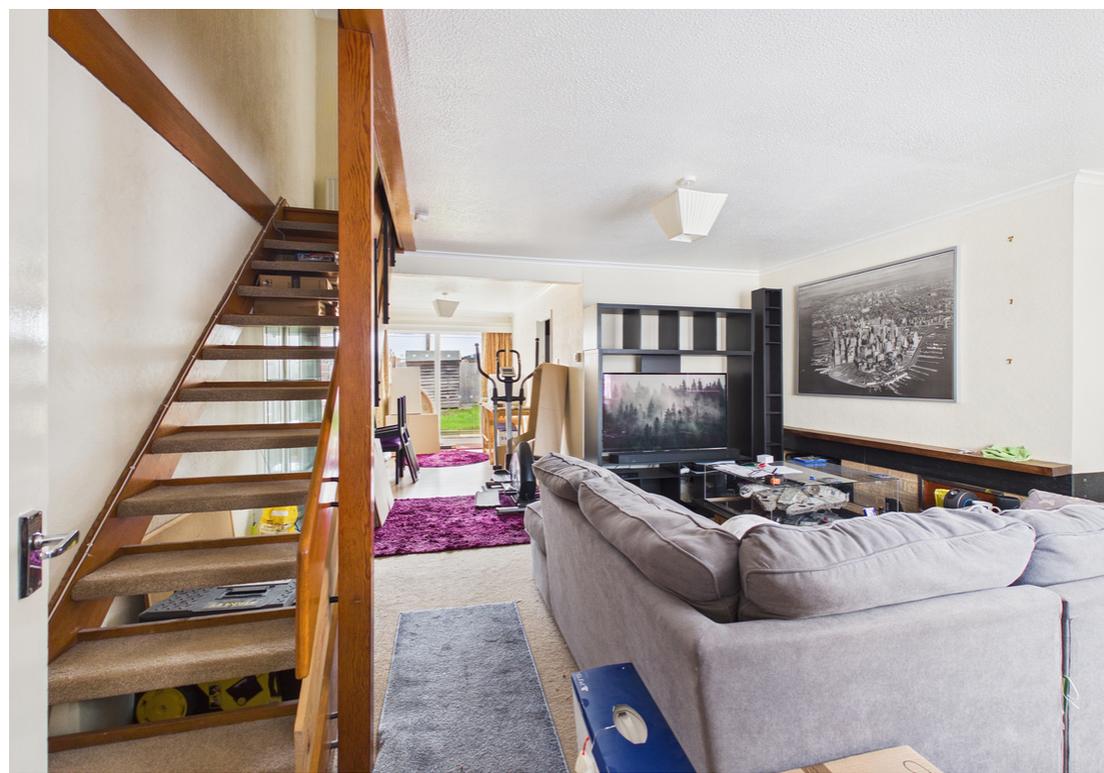
Externally, the property features a rear garden, which is laid to lawn and partially paved, with storage shed and gated access to the garage en-bloc. The off-road driveway is an added bonus, and features parking.

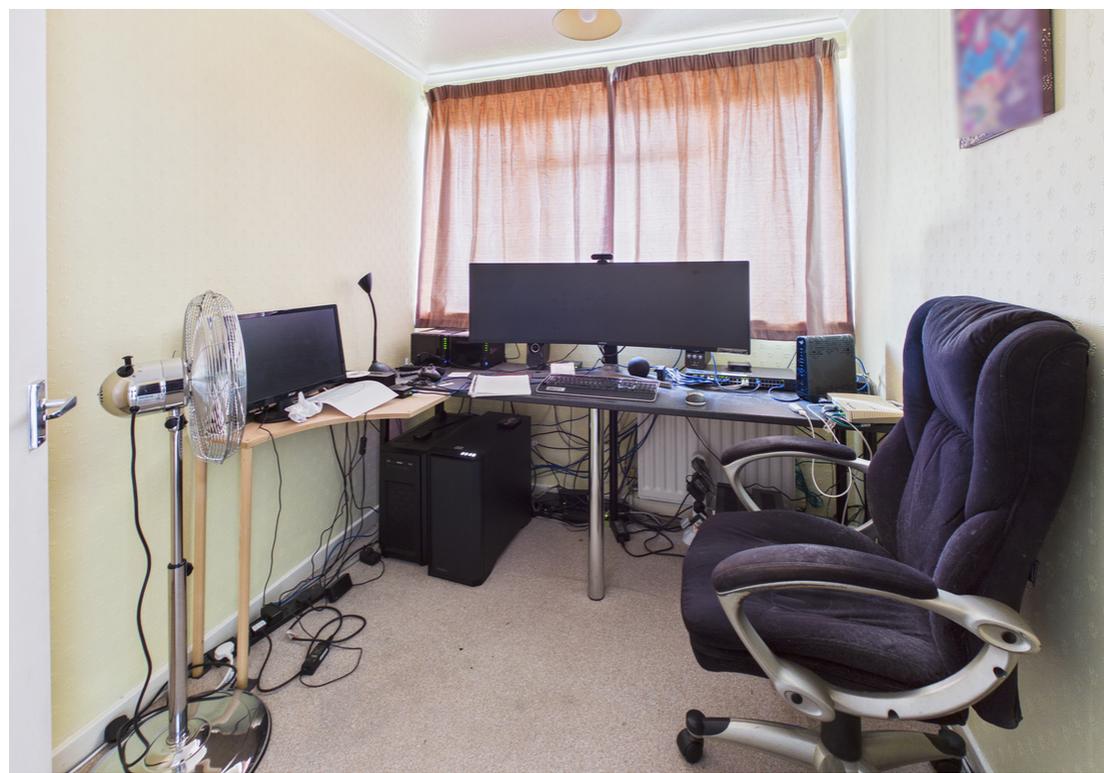
#### Location

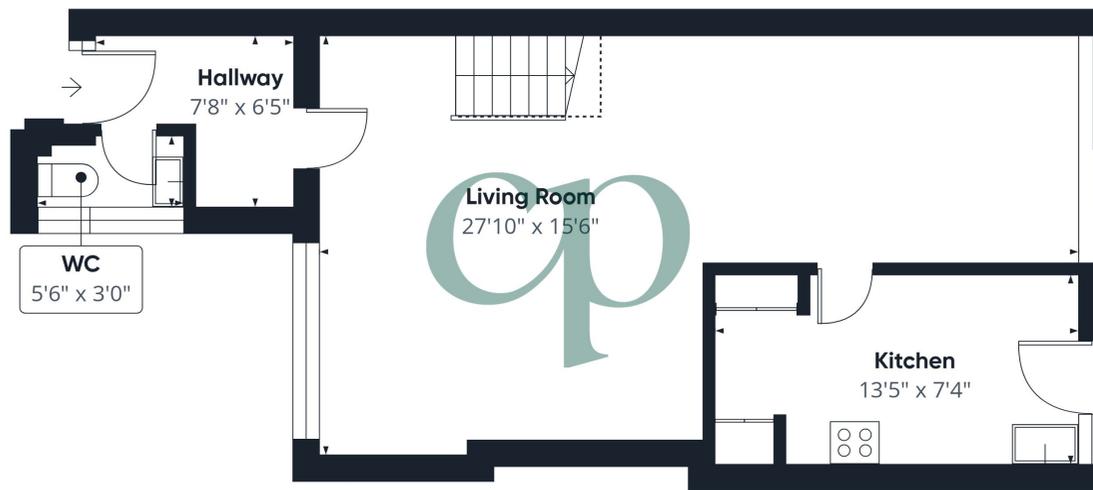
Biggleswade Town Centre is steeped with history, and is up & coming with all your amenities and a retail park. It also has great commuting links into London Kings Cross via train, good schooling and local cafes, restaurants and bars and has easy access directly onto the A1M and commutable links to the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

- › Downstairs W.C.
- › Three bedrooms
- › EPC D / Council Tax Band C
- › Off road parking

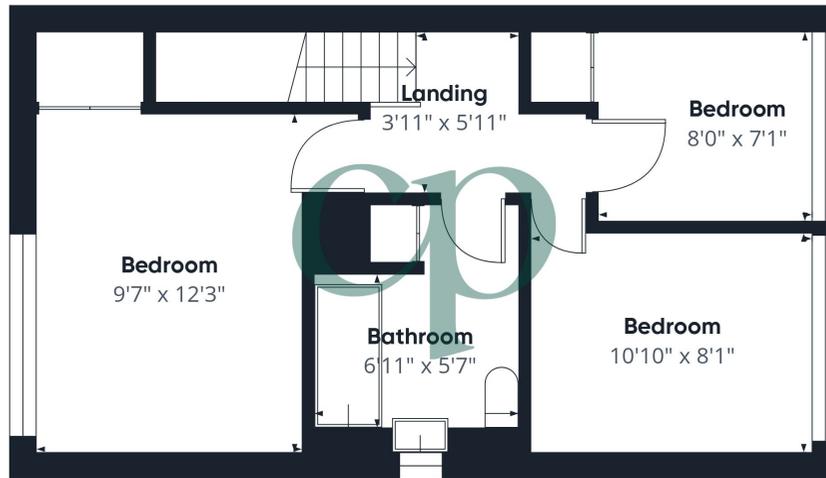








Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

871 ft<sup>2</sup>

Reduced headroom

15 ft<sup>2</sup>

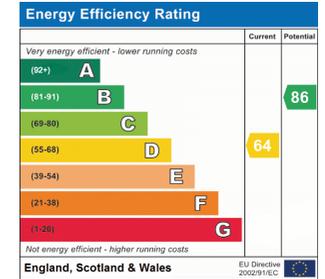
(1) Excluding balconies and terraces

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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