



# 1, Newton

Dunton, Biggleswade,  
Bedfordshire, SG18 8RJ  
Guide Price £575,000

COUNTRY PROPERTIES  
PART OF HUNTERS



A beautifully presented cottage, located along a country lane on the edge of Dunton village. The property is surrounded by countryside and also benefits from a large, westerly facing, rear garden. There are plenty of countryside walks and it is possible to walk to Dunton within 15 minutes and the nearby market town of Biggleswade is a short 7 minute drive away. A wonderful location for those who enjoy a peaceful countryside idyll with a quarter acre plot.

- Three bedroom character cottage
- Large rear garden with countryside views
- Lounge and separate dining room with central dual fuel burner
- Ground floor bathroom with four piece suite
- Parking for several cars
- Rural aspect
- Council Tax - Band D

### Kitchen

9' 0" x 10' 3" (2.74m x 3.12m)

Door to side leading to rear garden. Window to rear aspect. Tiled flooring matching wall and base units. In top ceramic sink and drainer. Electric oven and electric hob with extractor fan above. Integrated dishwasher. Plumbing for washing machine.

### Utility area

Space for fridge/freezer. Built in wall and base cupboards with work surface above.

### Dining Room

14' 4" x 10' 7" (4.37m x 3.23m)

Oak flooring throughout. Central log burner servicing the dining room and lounge. Window to front aspect. Radiator. Arch reveal leading to study

### Lounge

14' 2" x 12' 1" (4.32m x 3.68m)

Dual aspect with two windows to front and one window to side. Oak flooring. Three radiators. Dual fuel burner. Door to walk in cupboard.

### Cloakroom/ Walk in cupboard

Built in wardrobe. Wall mounted LPG combination boiler.

### Study

8' 7" x 14' 3" (2.62m x 4.34m)

Window to front aspect. Oak flooring. Fire place (capped but could be opened). Stairs to first floor



## Bathroom

10' 0" x 9' 8" (3.05m x 2.95m)

Fully tiled. Window to rear aspect. Wall mounted heated towel radiator. Wash hand basin and low level WC with fitted units. Large shower cubicle. Sunken bath with shower attachment. Airing cupboard.

## FIRST FLOOR

### Landing

Window to front aspect. Radiator.

### Bedroom 1

12' 1" x 14' 2" (3.68m x 4.32m)

Dual aspect with window to front and rear. Two radiators. Built in wardrobes.

### Bedroom 2

10' 8" x 11' 1" (3.25m x 3.38m)

Window to rear aspect. Radiator. Built in wardrobes. Hatch to loft void.

### Bedroom 3

8' 8" max x 14' 2" max (2.64m x 4.32m)

Window to front aspect. Radiator. Built in bank of wardrobes.

## OUTSIDE

### Front Garden

Fronting onto a lane with views over countryside. Side gate for access.

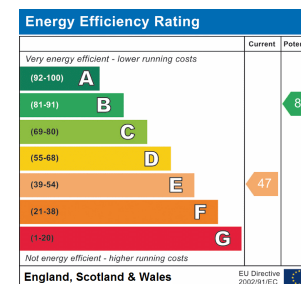
## Rear Garden

Accessed via barn gate and fully enclosed.

Wood shed, garden shed and workshop. Gravel driveway with off road parking for several cars. Neighbours have right of way to take bins round.







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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