



Mountbatten Drive

Biggleswade,
Bedfordshire, SG18 0JJ
Guide Price - £430,000

country
properties

**** BEING SOLD VIA MODERN METHOD OF AUCTION**** This deceptively spacious four-bedroom detached home offers well-balanced and versatile accommodation, perfectly suited to modern family living. Peacefully positioned within a quiet no-through road in Biggleswade, the property enjoys a generous wrap-around garden, two garages, and ample off-road parking for multiple vehicles.

- Four bedrooms
- Two bathrooms
- Quiet location
- Driveway and garage
- Corner plot
- Council tax band E / EPC D

Ground Floor

Entrance Hallway

11' 4" x 8' 6" (3.45m x 2.59m) – Real wood flooring, radiator, under stairs cupboard, double shelved storage cupboard, stairs leading to first floor. Doors to living room, WC, Laundry room and kitchen.

Living Room

10' 10" x 18' 10" (3.30m x 5.74m) – Window to side aspect, full height window to rear aspect, radiator, inset fireplace with gas fire.

Kitchen

18' 4" x 18' 2" (5.59m x 5.54m) – Dual aspect windows, French doors leading to the garden. A range of wall and base units with granite work surfaces and matching central island, with additional storage and power points. Integrated Miele appliances, including oven, microwave, warming drawer, hob, extractor, dishwasher, and fridge. Underfloor heating and ceramic tiled flooring.

Laundry Room

8' 0" x 8' 1" (2.44m x 2.46m) – Storage, space for appliances, ceramic sink, door to garden.

W C

2' 11" x 5' 6" (0.89m x 1.68m) – Low level WC, wash hand basin with tiled splash back, chrome heated towel rail.

First Floor

Landing

7' 11" x 5' 10" (2.41m x 1.78m) – Window to front aspect, doors to:

Principle Bedroom

10' 1" x 11' 1" (3.07m x 3.38m) – Window to rear aspect, radiator, door to:

En-suite

8' 6" x 5' 7" (2.59m x 1.70m) – Window to the front aspect, heated towel rail, wash hand basin, WC, bidet, bath with shower attachment over.

Bedroom Two

10' 2" x 8' 6" (3.10m x 2.59m) – Window to rear aspect, radiator.

Bedroom Three

8' 11" x 8' 5" (2.72m x 2.57m) – Window to side aspect, radiator, built in wardrobe.



Bedroom Four/Dressing Room

4' 3" x 7' 2" (1.30m x 2.18m) – Window to rear aspect, radiator, built in wardrobes.

Bathroom

6' 0" x 5' 6" (1.83m x 1.68m) – Window to side aspect, fully tiled shower cubicle, WC, wash hand basin with storage under, heated towel rail.

External

Garden

Corner plot, wrap-around garden surrounded by a red brick wall. Laid to lawn with a raised patio seating area, established trees and shrubs and a pond. Gated side access to front, external tap.

Double Garage

16' 10" x 18' 2" (5.13m x 5.54m) – Electronically operated up-and-over doors, power, lighting, eaves storage.

Driveway

Block-paved driveway, parking for up to four vehicles.

Agent's Notes

Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

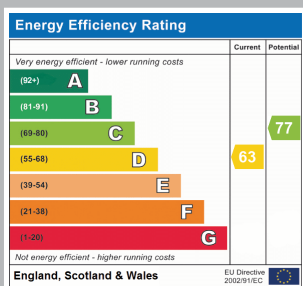
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.







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



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

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: biggleswade@country-properties.co.uk

www.country-properties.co.uk

country
properties