



Urban Way

Biggleswade,
Bedfordshire, SG18 0HT
£315,000

country
properties

This well-presented three-bedroom family home has been tastefully modernised by its current owners and offers a bright, spacious layout ideal for comfortable everyday living. Set within a popular residential location, the property features a generous kitchen/dining room, a 14ft lounge opening to the garden, two excellent double bedrooms, and attractive front and rear gardens. With double glazing, gas radiator heating, and a convenient ground-floor cloakroom, this home is both stylish and practical early viewing is strongly recommended.

Upon entering, a welcoming hallway with LVT flooring provides access to the main living areas and includes useful storage, including a cupboard housing the wall-mounted combi boiler. A cloakroom with WC, washbasin, and frosted window adds to the convenience of the ground floor. The spacious kitchen/dining room enjoys a pleasant front aspect and offers ample fitted units, generous worktops, tiled splash backs, a built-in oven and gas hob, integrated fridge and freezer, space for a washing machine, creating a functional hub for family meals.

To the rear, the bright lounge provides an inviting living space with LVT flooring, ceiling coving, and uPVC double-glazed doors opening directly onto the garden. A rear hall offers additional storage and a second access point to the outside.

Upstairs, the landing includes built-in storage and loft access. The principal bedroom is a well-proportioned double with a front aspect, while the second double bedroom benefits from fitted wardrobes and a peaceful view over the rear garden. A third bedroom offers versatility as a single room, nursery, or home office. The family bathroom is fitted with a WC, pedestal basin, and panelled bath with shower over.

Outside, the front garden is neatly laid to lawn with a pathway to the entrance. The low-maintenance rear garden provides an ideal space for relaxing or entertaining, featuring a combination of decking, lawn, and patio areas, along with gated rear access. Bay parking is available.

Location

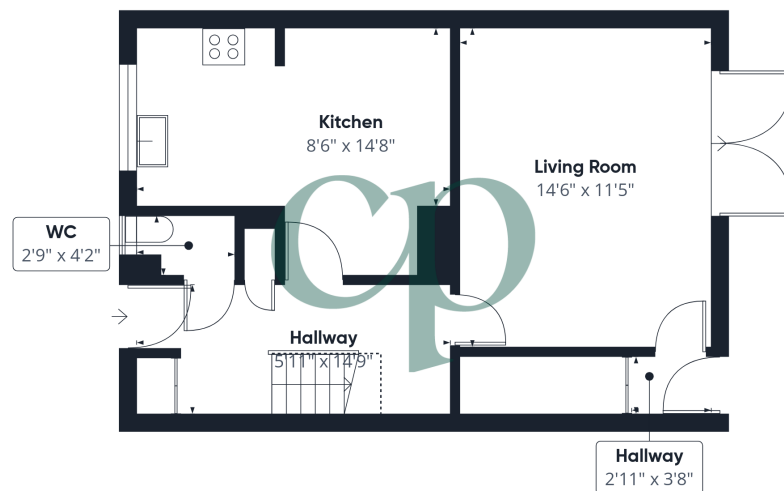
Biggleswade Town Centre is steeped with history, and is up & coming with all your amenities and a retail park. It also has great commuting links into London Kings Cross via train, good schooling and local cafes, restaurants and bars and has easy access directly onto the A1M and commutable links to the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

- Three bedrooms
- Downstairs WC
- Spacious kitchen/diner
- Council Tax Band B
- EPC Rating - D
- New double glazed windows and front door added by vendor

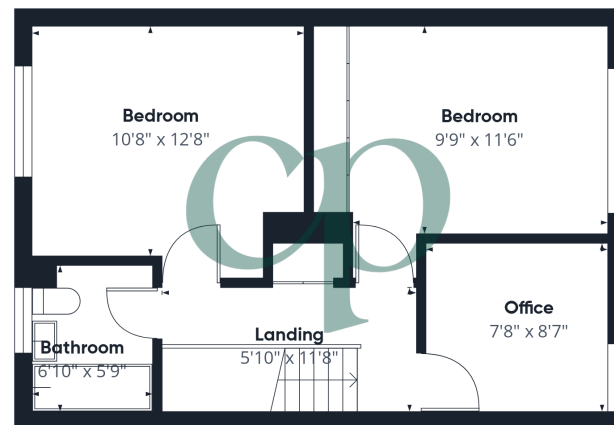








Floor 0



Floor 1



Approximate total area⁽¹⁾

880 ft²

Reduced headroom

14 ft²

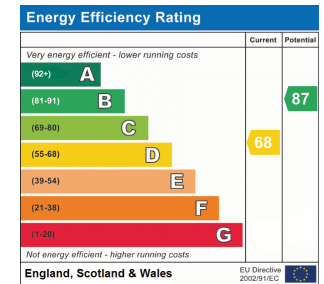
(1) Excluding balconies and terraces

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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