



**Hancock's Estates**  
*With you every step of the way*



**28 Binder Place, Biggleswade, SG18 0RU**  
**£525,000 Freehold**









# 28 Binder Place

## Biggleswade, SG18 0RU

- 2020 'Bellway' Detached Family Home
- Four Double Bedrooms
- Cloakroom, Study & Utility Room
- En-Suite & 4 Piece Family Bathroom
- Quartz Worktops and Integrated Appliances
- Detached Over-Sized 22ft Garage
- Landscaped Garden
- Remaining Builder Warranty
- Sought After Modern Development
- Approximate 1.1 Mile Walk to Station

An exceptional 2020 Bellway detached family home located in a pleasant position overlooking a spacious green. Accommodation comprises entrance hall, cloakroom, utility, study, living room, sizeable dining area opening to a kitchen with integrated appliances, four double bedrooms, en-suite and four piece family bathroom. The landscaped garden provides side gated access onto the drive and personnel side door into an over-sized 22' detached garage.

An extremely well presented home situated on a popular modern development within walking distance to local amenities, schooling and the Kings Reach Pub Restaurant.



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Entrance Hall	
Cloakroom	
Study	6'10" x 7'3" (2.08m x 2.21m)
Living Room	15'4" x 10'10" (4.67m x 3.29m)
Dining Area	12'4" x 9'6" (3.75m x 2.89m)
Kitchen	10'0" x 9'7" (3.06m x 2.91m)
Utility Room	6'6" x 6'8" (1.99m x 2.03m)
Landing	
Master Bedroom	11'5" x 10'11" (3.48m x 3.32m)
En-suite	
Bedroom 2	11'4" x 10'5" (3.46m x 3.18m)
Bedroom 3	10'8" x 9'1" (3.26m x 2.77m)
Bedroom 4	10'8" x 7'3" (3.26m x 2.22m)
Family Bathroom	



## Garden

41' x 37' (12.50m x 11.28m)

## Garage

22'9" x 10'9" (6.93m x 3.28m)

Power and light, up and over door, eaves storage, side door from garden,

## Agents Notes

Council Tax band: E (£3016.92 - 2025/26)

Gas Boiler serviced 22/08/2025

There is an annual development fee (sometimes referred to as 'Green Space Management') of currently, £234.24 for the maintenance of certain communal grounds, open public space and playpark.

## About The Area

Biggleswade offers a vast array of amenities from newsagents, butcher, baker, cafes and restaurants, hair salons, opticians and independent food stores to High Street brands such as Lloyds Pharmacy, Boots, Greggs, Subway, Iceland, Sports Direct and many more.

The River Ivel provides some lovely picturesque waterside walks with plenty of attractive 'green space' dog walks nearby.

The A1 retail park has encouraged some major retailers to Biggleswade with big brands such as Marks and Spencer, Next, Boots, Halfords, Pets at Home, Smyths Toys Superstore and B&Q to name a few, plus Lidl supermarket.

The famous Shuttleworth aircraft and vehicle collection is only a few minutes drive (within 4 miles) away where numerous and frequent vintage aircraft will be seen in the surrounding skies.

Amongst the numerous attractions and activities locally, Jordans Mill is within a three mile drive, offering riverside Cafe, attractive walks and historic 19th century flour mill.

## Carefully Selected Services

We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended providers.

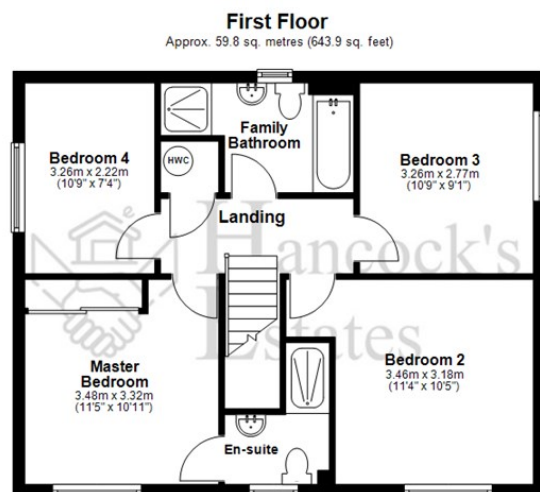
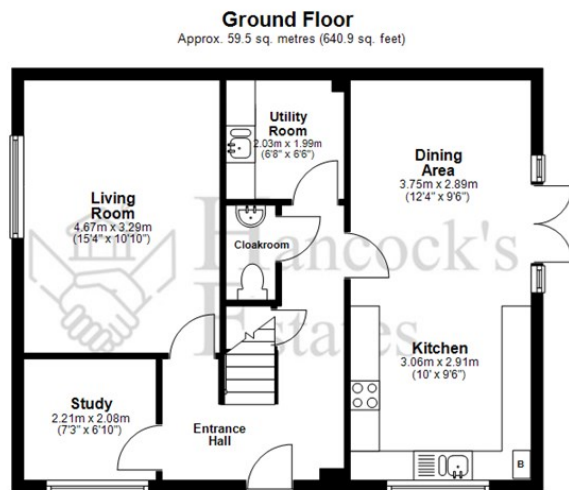
## Precise Location: what3words

weekday.generally.flinches



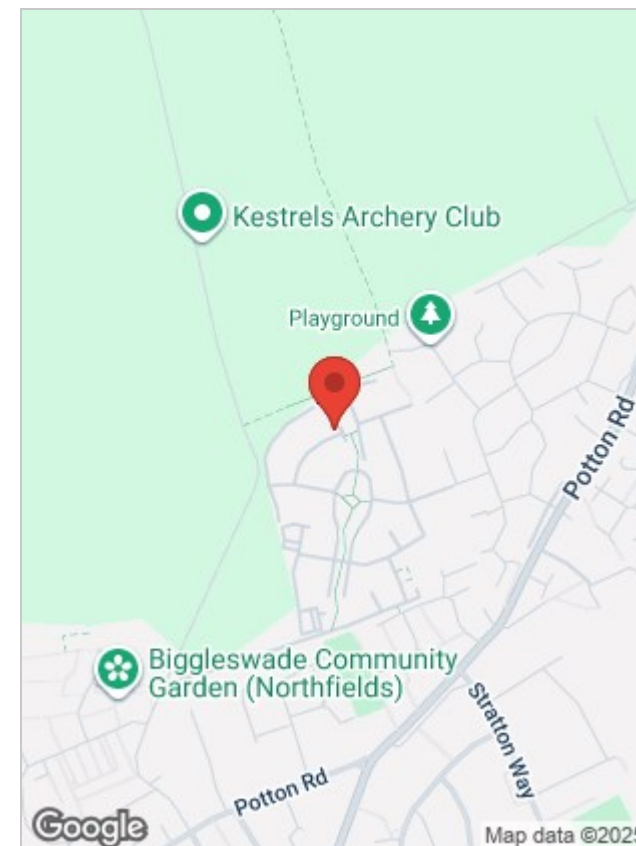






Total area: approx. 119.4 sq. metres (1284.8 sq. feet)

For illustrative purposes only - Not to scale. The position of doors, windows, appliances and other features are approximate only. Whilst every effort is made to be precise, the total area is approximate and for guidance only.  
Plan produced using PlanUp.



For GPS direction please follow **SG18 0RU**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Viewing

Please contact our Hancock's Estates Office on 01767 348 288 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.