



Fen Reach, Dunton, SG18 8RZ
£550,000

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LATCHAM ———
DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this 'stunning' four bedroomed detached former show home built by Linden Homes.

As you would expect with a show home there is an abundance of additional extras with just a few being upgrade flooring, light fittings, curtains and blinds, granite work tops, landscaped garden and a hole plethora of fitted appliances to the upgrade kitchen plus more.

You enter the hallway with the dual aspect lounge being to your right and the 'Hub' of the home to your left, the kitchen family room that could house a sofa, working area, dining room whatever you choose to use it for but it makes for a great entertaining area and being a quad aspect room there is plenty of light. The kitchen area as you would imagine has all upgraded fittings including a host of appliances and granite work tops and window sills. There is an inner hallway with a storage cupboard and a W.C off.

The first floor has a spacious galleried landing that has doors to all bedrooms and family bathroom. The master bedroom is a good size and has two fitted double wardrobes and a door to the En Suite. Bedroom two and three are good doubles and bedroom four is a good sized single. The well appointed family bathroom completes the first floor accommodation.

Outside, as with the interior, the rear garden is simply 'stunning' not only was the garden fully landscaped but the current owners have maintained and improved it to such a high standard that it simply exudes peace, tranquillity and quality.

Parking is no problem as there is a private driveway with parking for four cars that in turn leads to a pitched roof oversized garage.

Dunton is located just 3 miles from Biggleswade with its mainline station to London. As an alternative, the historic village of Ashwell is a just 10 minute drive and also boasts a station. The A1 is close by making this a great commuter location. There is a lower school within the village.

This is a stunning home and viewing is recommended.

Entrance

Entrance Hall





Lounge
 Internal Hallway
 W.C
 Kitchen/Family Room
 First Floor
 Landing
 Bedroom One
 En Suite
 Bedroom Two
 Bedroom Three
 Bedroom Four
 Family Bathroom
 Outside
 Rear Garden
 Front Garden
 Oversized Garage
 Driveway





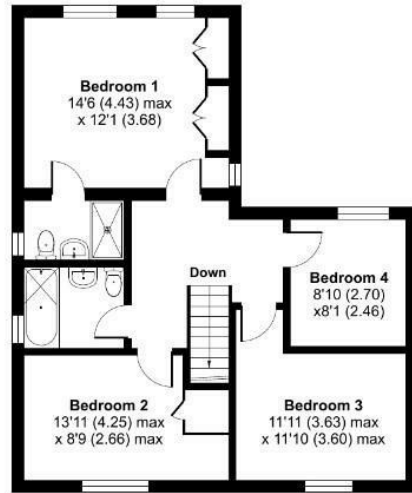
Fen Reach, Dunton, Biggleswade, SG18

Approximate Area = 1368 sq ft / 127 sq m

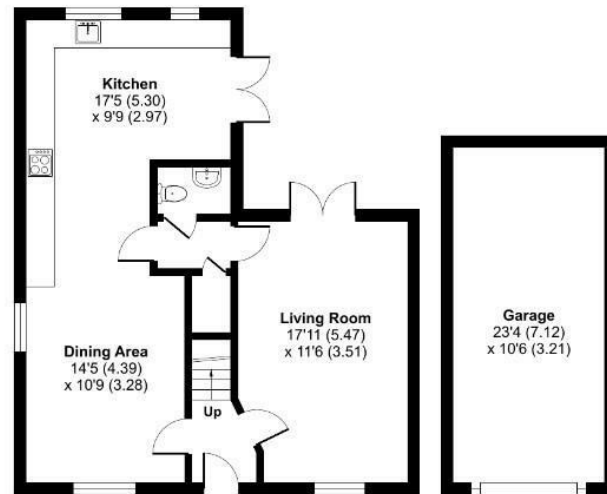
Garage = 246 sq ft / 22.8 sq m

Total = 1614 sq ft / 149.8 sq m

For identification only - Not to scale

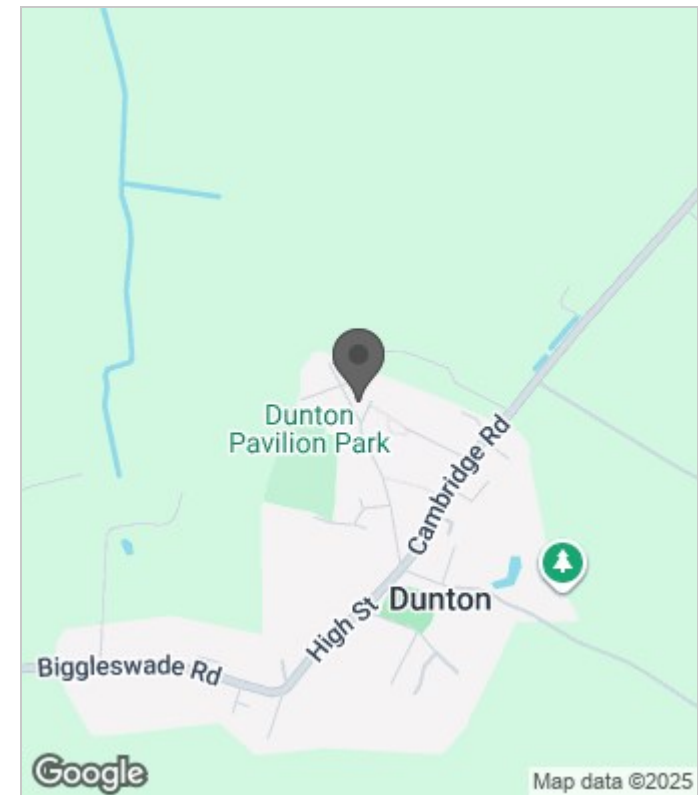


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Latcham Dowling Ltd. REF: 1329415



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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