



**Connells**

Potton Road  
Biggleswade



### Property Description

\*\*\* STUNNING FAMILY HOME \*\*\* Offered to the market is this recently built property in 2019, tucked away in a small development of only four houses. The property would make a fantastic purchase for a family and is only 0.5 miles from the High Street and only 0.7 miles from Biggleswade train station.

### Key Features

- Allocated parking to the front for two cars and Newly installed EV charger
- En-suite to the master bedroom and Brand new fitted wardrobes in 2 bedrooms
- Low maintenance and private rear garden, Newly laid Indian sandstone patio
- One previous owner, No work required, ready to move in.
- Modern kitchen with integrated appliances plus Spacious lounge/diner.
- Downstairs cloakroom and Underfloor heating throughout downstairs
- Large, boarded loft
- Close proximity to the High Street and train station.

This fantastic home is situated within 40 miles north of central London and 20 miles west south west of Cambridge. Within the market town of Biggleswade that is located on the River Ivel in Bedfordshire. Well connected with transport close by with the A1 road between London and the north as well as having its own railway station on the main rail link north from London.

### Internal

#### Entrance Hall

Bright and airy entrance hall with spot lights, underfloor heating, and has access to the cloakroom, kitchen and lounge/diner.

#### Cloakroom

Vanity wash hand basin, WC, wooden flooring with underfloor heating and window.



## Lounge/Diner

19' 4" x 16' 6" ( 5.89m x 5.03m )

Fitted carpet with underfloor heating, TV point, understairs storage and french door to rear garden.

## Kitchen

12' 8" x 8' 6" ( 3.86m x 2.59m )

Fitted kitchen with range of wall and base units, sink/drainers and worktops, gas oven and induction hob, integrated fridge/freezer, dishwasher and washing machine, wooden flooring with underfloor heating, breakfast bar, spot lights, double glazed window.

## First Floor

### Landing

Fitted carpet, double glazed window and access to fully boarded loft.

### Bedroom One

14' 3" x 10' 7" ( 4.34m x 3.23m )

Fitted carpet, built in wardrobe and radiator.

### En Suite

En Suite to master bedroom comprising wash hand basin, WC and walk in shower cubicle with rainfall shower head over, tiled flooring, spot lights and double glazed window.

### Bedroom Two

13' 9" x 8' 6" ( 4.19m x 2.59m )

Double glazed window, fitted carpet, built in wardrobe and radiator.

## Bedroom Three

10' 2" x 7' 6" ( 3.10m x 2.29m )

Double glazed window, fitted carpet and radiator.

## Bathroom

Bathroom comprising vanity wash hand basin, WC and bath tub with shower over, tiled flooring, extractor fan and spot lights.

## External

### Rear Garden

Rear garden enclosed by fencing, mainly laid to grassed lawn, part paved patio area fitted 10 months ago.

### Parking

Blocked paved parking to the front of the property for two cars.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01462 685 271**  
**E [letchworth@connells.co.uk](mailto:letchworth@connells.co.uk)**

6 Station Parade  
 LETCHWORTH SG6 3AR

**EPC Rating: B**

Tenure: Freehold

**view this property online [connells.co.uk/Property/LCH307582](http://connells.co.uk/Property/LCH307582)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LCH307582 - 0004