

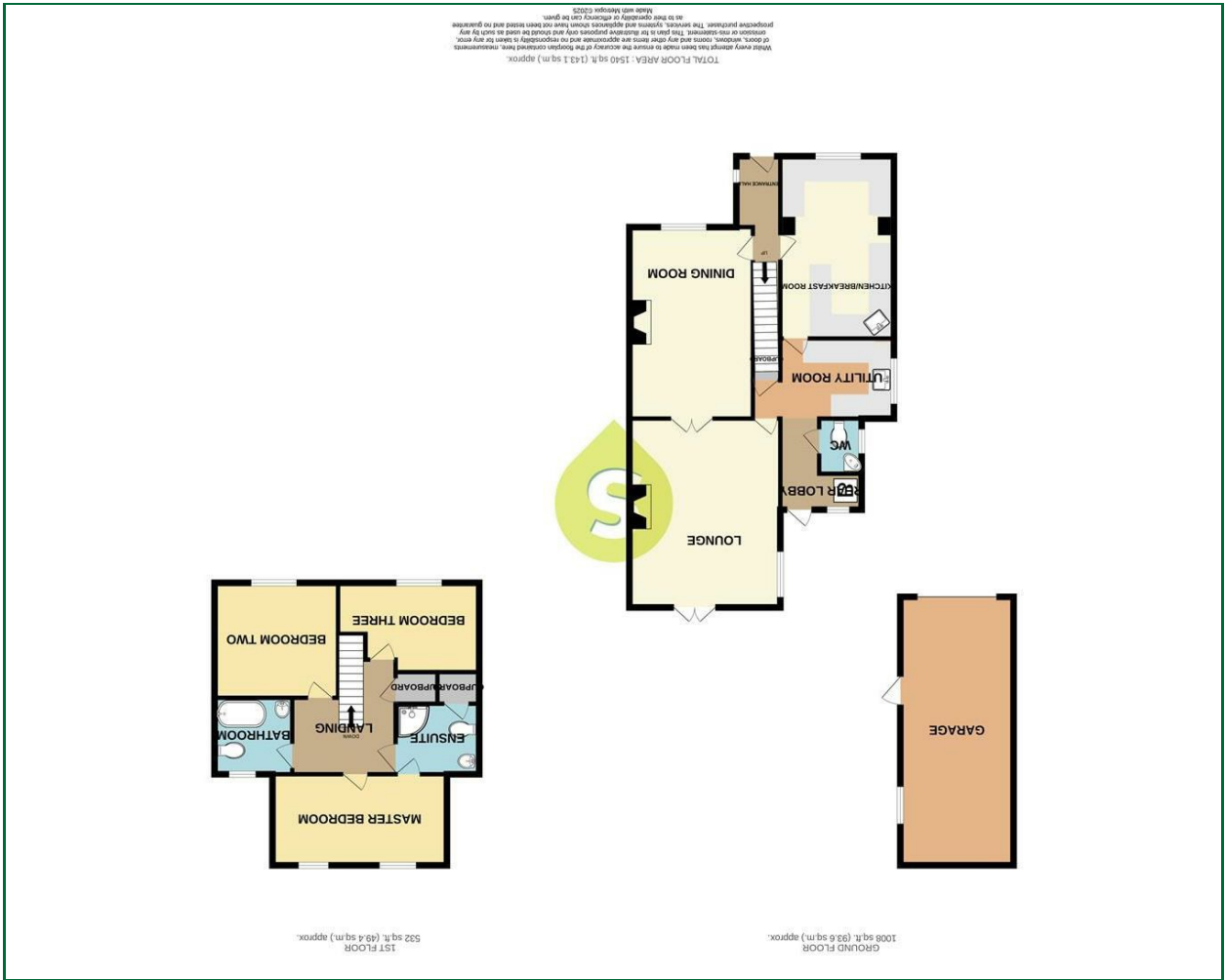


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If you wish to arrange a viewing appointment for this property or require further information.

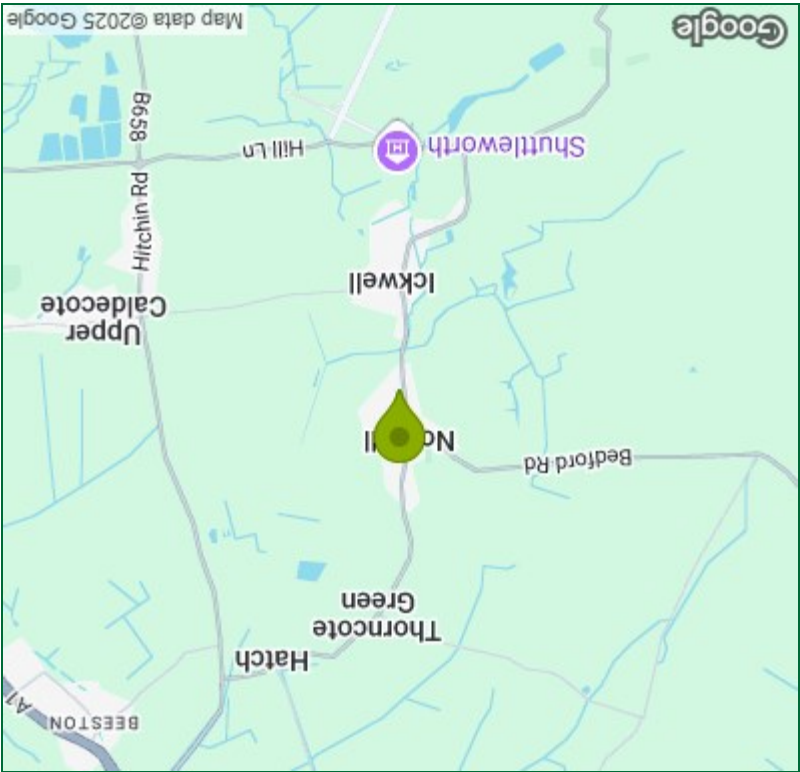
Please contact our Bedford Office on 01462 814087

### Viewing

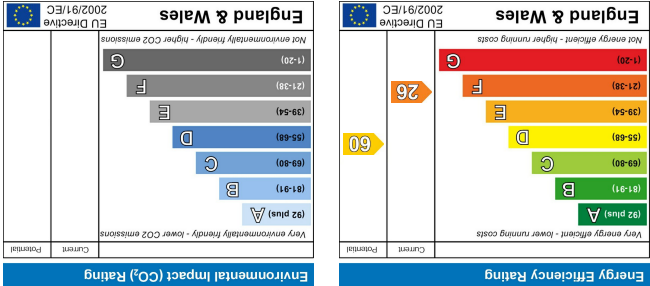


Floor Plan

Area Map



Energy Efficiency Graph



Ickwell Road,  
NORTHILL | Bedfordshire  
£525,000



Entrance Hall

uPVC double glazed entrance door, window to side, radiator, tiled floor with underfloor heating, stairs leading to first floor.

Kitchen/Breakfast Room

16'4" x 10'6"

Range of base and eye level units with granite top work surfaces, inset sink with mixer tap and separate "Quooker" hot water tap, tiled splashback, plumbing for dishwasher, integrated fridge, tiled floor with under floor heating, inset spotlights, uPVC double glazed window to front, radiator.

Utility

10'2" x 7'2"

Range of base and eye level units with granite top work surfaces, inset stainless steel sink unit with mixer tap and shower tap, integrated fridge and freezer, plumbing for tumble drier and washing machine, tiled floor with under floor heating, under stairs storage cupboard, uPVC double glazed window to side.

Cloakroom

White suite comprising of low level w.c in vanity unit with storage cupboards over, wash hand basin, tiled walls, tiled floor with underfloor heating.

Rear Lobby

uPVC double glazed door to rear, radiator, floor standing oil fired boiler, uPVC double glazed window to rear, tiled floor with underfloor heating.

Dining Room

17'2" x 11'0"

uPVC double glazed window to front, radiator, French doors into living room, open fireplace with wooden surround.



Lounge

16'10" x 13'5"

uPVC double glazed window to side, French doors to garden, fireplace with inset Calor gas fire with wooden surround, two radiators.

Landing

Airing cupboard, access to loft space.

Bedroom One

15'7" x 8'10"

Two uPVC double glazed windows to rear, radiator, door to:-

En-suite

Suite comprising of fully tiled corner shower cubicle, low level w.c and wash hand basin in vanity unit, fully tiled walls, recessed cupboard, heated towel rail with electric override, Velux window to side.

Bedroom Two

11'0" x 10'3"

uPVC double glazed window to front, radiator.

Bedroom Three

13'6" x 7'11"

uPVC double glazed window to front, radiator.

Bathroom

Suite comprising of freestanding bath with wall mounted tap and shower, low level w.c, pedestal wash hand basin, part tiled walls, heated towel rail, uPVC double glazed window to rear.

Front Garden

Block paving providing off road parking for several cars and leading to large detached garage in rear garden.

Garage

23'11" x 10'1"

Detached with electric remote control roller door, power and light, personal door to garden, window to side.

Rear Garden

Approximately 250 ft in length. Large, paved patio area with electrically operated sun shade above with integrated LED lighting, electric opening gates to front with secure off road parking in front of garage, rest laid mainly to lawn with a large selection of mature trees, hedging and shrubs, allotment area and chicken pen to rear of garden, newly installed oil tank.

Agents Notes

Freehold.

Council Tax band D.

Location

The village of Northill, offers a range of amenities including a pub with restaurant, a village hall, a church, a lower school with a good Ofsted rating and is also close to Bedford's Private Harpur Trust schools. The village since 1565 also celebrates a traditional May Day celebration each year. Conveniently located just 3 miles from Biggleswade, which offers a wide variety of shops, restaurants and cafes and with good train links to London Kings Cross and St Pancreas within 40 minutes. Easy access to the A1(M).

