

FREEHOLD



House - Detached (EPC Rating: D)

26 Mountbatten Drive, Biggleswade, Bedfordshire, SG18 0JJ

Price Guide

£595,000



First Step



4 Bedroom House - Detached located in Biggleswade

CHAIN FREE... LARGE Detached Family Home... PEACEFUL location... DOUBLE GARAGE & 4 car driveway... WRAP Around SUNNY GARDEN... CORNER PLOT... ENTERTAINING Kitchen/Dining Room... UTILITY... LIGHT LOUNGE... PRINCIPAL with EN-SUITE BATHROOM...

CHAIN FREE!!...

LARGE 4 BEDROOM DETACHED HOUSE...

SITUATED IN A PEACEFUL NO THROUGH ROAD LOCATION...

DOUBLE GARAGE AND DRIVEWAY PARKING FOR 4 CARS...

First Step are delighted to offer this deceptively spacious 4 bedroom detached house, it is a very well balanced home with 4 generous bedrooms and excellent living accommodation.

The property is peacefully located in a quiet no through road in Biggleswade and benefits from a large wrap around garden, 2 garages plus off road parking for 4 cars.

GROUND FLOOR

Entrance Hallway

Composite front door leading into entrance hallway. Door to under stair storage cupboard plus further shelved two door storage cupboard. Real wood flooring, inset spot ceiling lights. radiator. Doors leading to:

Lounge

18'9" x 10'9"

Double glazed window to side aspect with large full height window to rear aspect, fitted with vertical blinds. Inset fireplace fitted with feature gas fire (working chimney). Carpet, 2 ceiling lights, radiator, TV point.

Kitchen/Dining Room

18'2" x 18'1"

Dual aspect double glazed windows to front aspect with

double glazed window to side aspect, plus French doors leading to garden. Fitted kitchen with redwood & cream gloss wall & base units, incorporating drawer pack fitted with granite work surface. Matching island fitted with base storage & electric points. Integral eyeline Miele self clean, single oven with built-in microware oven plus pull out warming drawer, 5 ring gas hob plus Miele extractor. Integral Miele dishwasher & fridge. Inset stainless steel sink. Ceramic tiled flooring, inset spot ceiling lights, under floor heating.

Utility Room

Half glazed door to side aspect. window to rear aspect and half glazed side door. Two door deep shelved storage cupboard, housing Ideal Logic boiler (installed in 2021 - 10yr guarantee remaining) Base unit inset with white ceramic sink. Space for washing machine, tumble dryer and fridge freezer. Ceramic tiled flooring, inset spot ceiling lights.

Cloakroom

Double glazed privacy window to side aspect., fitted with venetian blind. White suite comprising: wc, wall mounted wash hand basin, concealed cistern wc. Real wood flooring, ceiling light, chrome heated towel rail, wall mirror, consumer unit.

FIRST FLOOR

Landing

Double glazed window to front aspect, fitted with venetian blind. Door to shelved airing cupboard housing water tank. Carpet, ceiling light, radiator. Door to small office area, fitted with ceiling light. Doors leading to:

Principal Bedroom

12'0" x 10'0"

Double glazed window to rear aspect, fitted with venetian



blind. Carpet, inset ceiling lights, radiator, TV point. Door leading to:

En-suite Bathroom

Double glazed privacy window to front aspect. White suite comprising: fully tiled, 'P' shaped panelled bath, fitted with wall mounted shower & glass screen. Wall mounted wash hand basin with concealed cistern wc & bidet. Laminate flooring, ceiling light, shaver point, chrome heated towel rail. ceiling light, chrome towel rail.

Bedroom 2

10'1" x 8'5"

Double glazed window to rear aspect, fitted with venetian blind. Carpet, ceiling light, radiator.

Bedroom 3

8'5" x 8'5"

Double glazed window to side aspect, fitted with Roman blind. Built-in 3 door wardrobe, fitted with shelf & rail. Carpet, ceiling light, radiator, TV point.

Bedroom 4/Dressing Room

8'3" x 7'2"

Double glazed window to rear aspect. Currently used as a dressing room, 3 built in wardrobes to either side, fitted with shelf & rail. Carpet, inset spot ceiling lights, radiator.

Shower Room

Double glazed privacy window to front aspect. Fully tiled shower cubicle fitted with glass screen. Vanity unit inset with wash hand basin, concealed cistern wc. Ceramic tiled flooring, ceiling light, shaver point, chrome heated towel rail.

EXTERNAL

Front Aspect

Block paved driveway leading to front door with gated access leading to front aspect.

Rear Aspect

Sunny wrap around corner plot garden. Fence & wall perimeter mainly laid to lawn with a raised patio seating area with climbing wisteria with established trees & shrubs to borders. Feature pond, paved pathway to side aspect with gated access to front aspect. External tap.

Double Garage

Double garage fitted with electronically operated up & over doors, fitted with power, light & eave storage, fitted with metal door to side aspect. Block paved driveway for 4 cars.

Freehold

EPC Rating D

Council Tax: Band E



Local Area

Biggleswade is a market town located on the River Ivel in Bedfordshire. It has grown in population primarily due to excellent transport links being situated along the A1 road between London and the North, as well as having a railway station on the main rail link to London Kings Cross/St Pancras circa 35mins.

There is the newly developed A1 Retail park, as well as a sports centre and a heated indoor swimming pool.

Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed





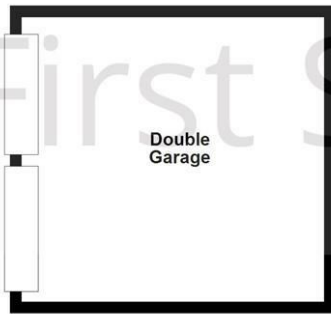
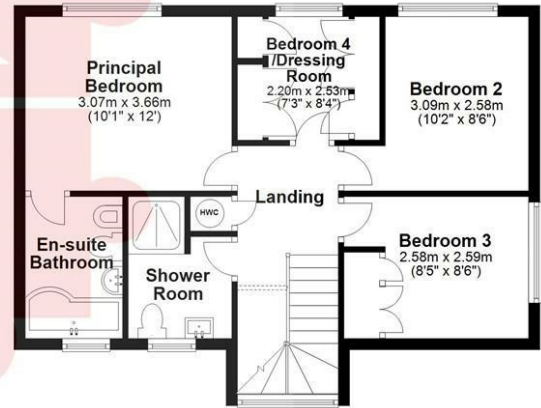
Ground Floor

Approx. 73.4 sq. metres (789.6 sq. feet)



First Floor

Approx. 53.2 sq. metres (572.3 sq. feet)

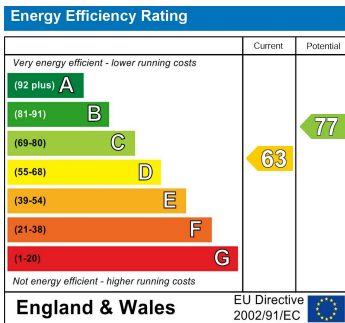


Total area: approx. 126.5 sq. metres (1362.0 sq. feet)

Council Tax Band

E

Energy Performance Graph



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First Step