



# Hancock's Estates

*With you every step of the way*



**11 Soundy Paddock, Biggleswade, SG18 0RQ**  
**£368,000 Freehold**





# 11 Soundy Paddock Biggleswade, SG18 0RQ

- Modern Detached Bungalow
- Two Bedrooms
- Open Plan Living Space
- Sizeable Kitchen Area
- Shower Room
- Well Presented Throughout
- Spacious 36ft x 16ft Drive
- Enclosed Private Low Maintenance Garden
- Popular Development
- No Forward Chain

A rarely available, modern, detached bungalow on a popular development with an enclosed low maintenance garden and spacious drive.

Accommodation comprises entrance hall, open plan living / dining / kitchen, two bedrooms and a shower room.

Bus stops and a local convenience store with Post Office are within half a mile walk.

The property is offered with no forward chain.

**£368,000 Freehold**



## Entrance Hall

## Open Plan Living

11'5" x 14'6" (3.48m x 4.43m)

## Kitchen

8'1" x 10'2" (2.46m x 3.10m)

## Bedroom 1

11'6" x 11'7" (3.50m x 3.53m)

## Bedroom 2

10'3" x 10'2" (3.12m x 3.10m)

## Shower Room

## Drive

37' x 16' (11.28m x 4.88m)

## Garden

Enclosed low maintenance garden with side gated access.





### **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.

### **Precise Location: what3words**

hiked.target.roadshow

### **Agents Notes**

Council Tax Band: D (£2468.39 - 2025 -2026)

Gas combination boiler. Last serviced 29/10/2025

There is an annual development fee (sometimes referred to as 'Green Space Management') for the maintenance of certain communal grounds, open public space and playpark. 01/10/25 to 30/09/2026 £270.79

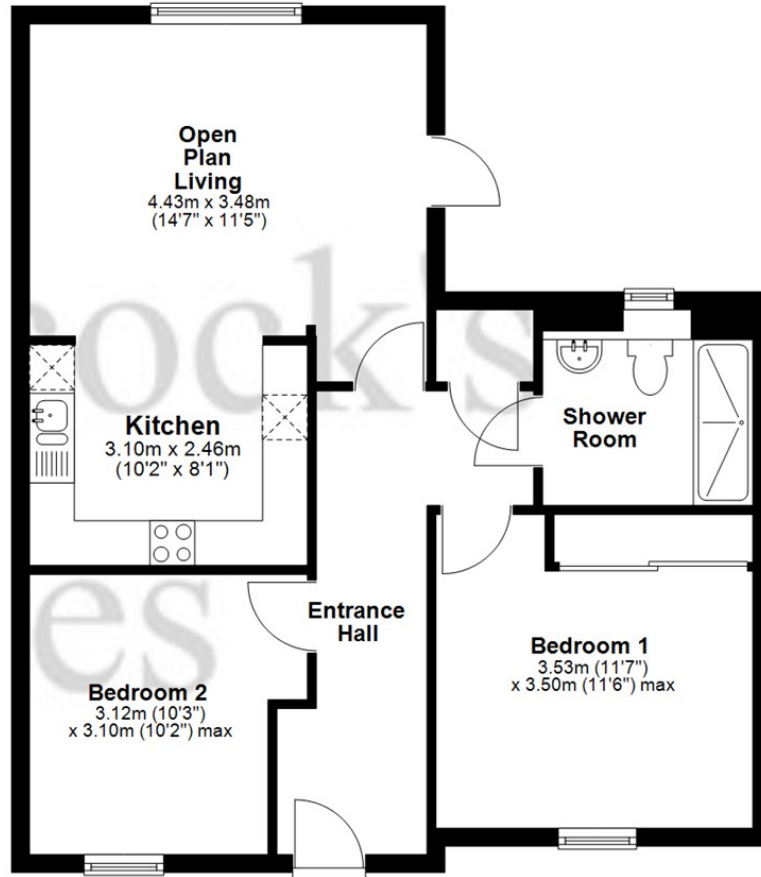
### **Carefully Selected Services**

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.



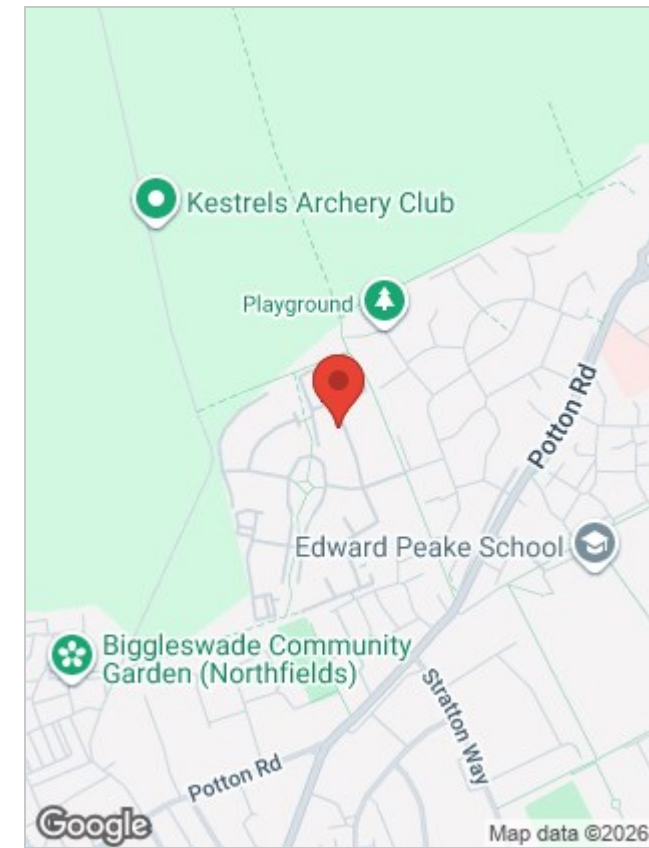
## Ground Floor

Approx. 62.1 sq. metres (668.6 sq. feet)



Total area: approx. 62.1 sq. metres (668.6 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 0RQ**

## 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	