

Mountbatten Drive, Biggleswade - SG18 0JJ

Guide Price £465,000

HARVEY ROBINSON

- FOUR BEDROOM DETACHED FAMILY HOME
- EXTENDED & SPACIOUS ACCOMMODATION
- OPEN-PLAN STYLE KITCHEN/BREAKFAST/DINING ROOM
- GENEROUS LOUNGE
- FOUR WELL-PROPORTIONED BEDROOMS
- GROUND FLOOR WC & ENTRANCE PORCH
- FAMILY BATHROOM
- GARAGE AND DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES

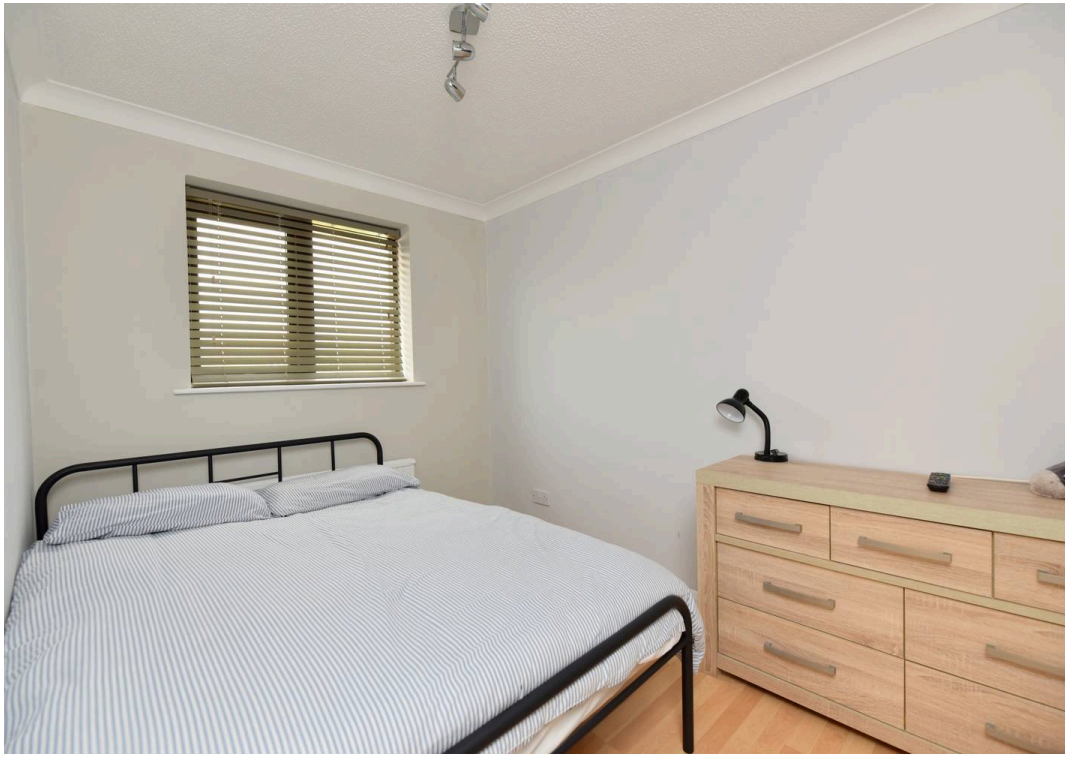














Upon entering the property, you are greeted by a welcoming entrance porch that leads to a convenient ground floor WC, setting the tone for the well-considered layout throughout. The heart of the home is the open-plan style kitchen, breakfast, and dining room, designed to create a sociable and versatile space for everyday meals or entertaining guests. The kitchen is thoughtfully appointed with contemporary fittings and ample storage, seamlessly connecting to the dining area for ease of use. Adjacent to this, the generous lounge provides a comfortable retreat, featuring ample natural light and plenty of space for relaxation or family gatherings. Upstairs, the property boasts four well-proportioned bedrooms, each offering flexibility for use as bedrooms, home offices, or hobby spaces, depending on your needs. The family bathroom is stylishly finished and serves the bedrooms, ensuring convenience for all members of the household.

Externally the property benefits from an enclosed rear garden with lawn and patio area, perfect for outside dining. Additionally there is a single garage located to the side of the property with access directly from the rear garden with a driveway with parking for multiple vehicles, providing peace of mind and practicality for busy families or those who enjoy hosting visitors.

LOCATION AND AMENITIES

Mountbatten Drive is ideally positioned for access to Biggleswade town centre, offering a variety of shops, cafés, restaurants and everyday amenities. The area benefits from a selection of nearby schools, local parks and countryside walks, including access to the River Ivel and surrounding Green Wheel routes. The A1 Retail Park provides a range of well-known retailers and shopping facilities, while Biggleswade railway station offers direct services to London King's Cross and St Pancras in under 40 minutes, making the location particularly appealing to commuters. Excellent road links via the A1 provide convenient access to both the north and south.

Council Tax band: E

Tenure: Freehold

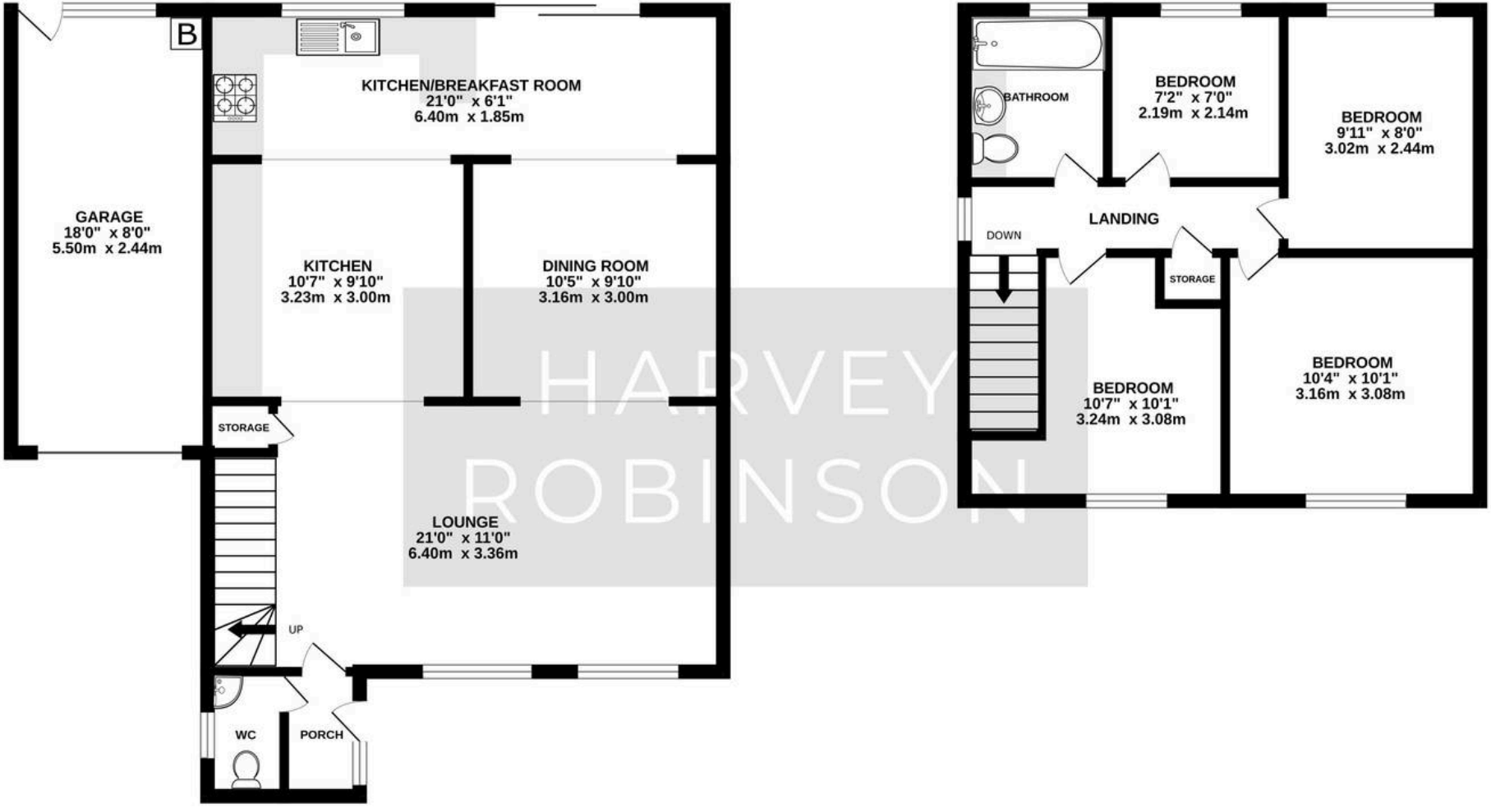






GROUND FLOOR
741 sq.ft. (68.9 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1161 sq.ft. (107.9 sq.m.) approx.

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FAQ'S

Tenure: Freehold
Council Tax Band: E
Water Meter: Yes
Boiler installed: TBC
Boiler Last Serviced: TBC
Loft Boarded: TBC
Rear Garden Aspect: North West
Primary School Catchment: Lawnside, Biggleswade Academy
Secondary School Catchment: Edward Peake, Stratton
What3Words Location: ///proceeds.scored.apparatus
EPC Rating: TBC

SERVICES

Heating: Gas Central Heating
Electricity: Mains
Water: Mains
Sewage: Mains
Broadband: Fibre to premises

TRAVEL

Distance to A1: 1.2 miles
Biggleswade Railway Station: 0.9 miles walking
Cambridge: 20.7 miles
Bedford: 11.7 miles
Milton Keynes: 26.2 miles
London: 46.1 miles