



Cooks Way

Biggleswade, SG18 0GY

Asking Price Of

£370,000

Property Features

- Three double bedrooms
- Conservatory
- Recently renovated kitchen
- En-suite to Master bedroom
- Garage
- Off road parking
- Walking distance to train station
- Close to town centre
- Cul-de-sac location
- Viewing Highly recommended

Full Description

A well-presented family home located a short walk from both the train station and town centre. The property offers spacious living accommodation over three floors including a 15ft lounge, top floor master bedroom with en suite, generous second and good sized third bedroom as well as ample storage space. Externally there is a garage to rear and off-road parking.

ENTRANCE HALL

UPVC door to front, radiator

CLOAKROOM

Double glazed window to front, close coupled wc, hand wash basin, radiator.

KITCHEN

11' 10" x 7' 10" (3.61m x 2.39m)

Double glazed window to front, A recently renovated fitted kitchen with a range of soft close wall and base units with worktop over, breakfast bar, pantry cupboard, bespoke glass splashbacks, one and a half bowl stainless steel sink, space and plumbing for washing machine and dishwasher, integral fridge-freezer, chest-height double electric oven and five ring gas hob with extractor hood over, wall mounted central heating boiler, radiator.

LOUNGE

15' 1" x 14' 10" (4.6m x 4.52m)

Double glazed windows and french doors to rear, gas fireplace, under stairs storage cupboard, tv and telephone points, two radiators.

CONSERVATORY

Brick and uPVC construction, radiator, ceiling fan with light, tiled flooring.



FIRST FLOOR

LANDING

Stairs from entrance hall, radiator, door to first floor lobby.

BEDROOM TWO

15' 1" x 11' 1" (4.6m x 3.38m)

Double glazed window to rear, radiator.

BEDROOM THREE

9' 10" x 7' 10" (3m x 2.39m)

Double glazed window to front, radiator.

BATHROOM

A fitted suite comprising bath with mixer tap and shower over, close coupled wc, hand wash basin, extractor fan, electric shaver point, radiator.

LOBBY

Double glazed window to front, airing cupboard, stairs to Master Bedroom.

SECOND FLOOR

MASTER BEDROOM

15' 2 max" x 15' 0" (4.62m x 4.57m)

Double glazed window to front, built in double wardrobe, built in single wardrobe, generous eave storage cupboard, double glazed velux window to rear, loft access, two radiators.

EN-SUITE

Double glazed velux window to rear, suite comprises power shower and cubicle, close coupled wc, hand wash basin, electric shaver point, radiator.

EXTERNALLY

GARAGE

Up and over door, light and power connected, eaves storage.

REAR GARDEN

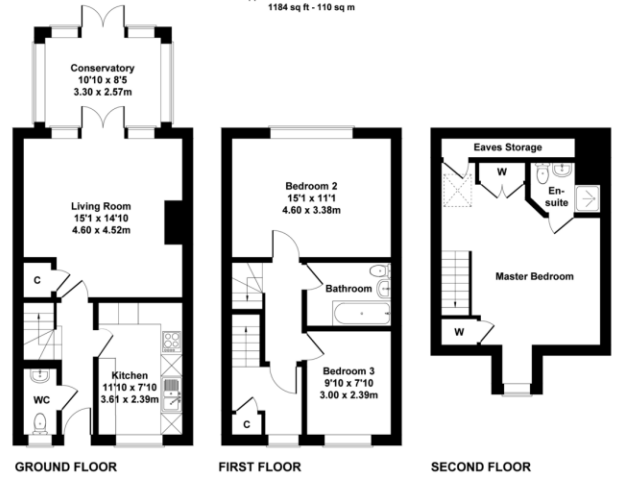
Fully enclosed, laid mainly to lawn with planted borders, patio area, gated side access, outside tap and outside electricity socket.





20 Cooks Way, Biggleswade, Bedfordshire. SG18 0GY

Approximate Gross Internal Area
1184 sq ft - 110 sq m



Not to Scale. Produced by The Plan Portal 2021
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements