



## Laburnham Road, Biggleswade

£385,000

- NO CHAIN
- Ample Parking
- Ensuite
- Well appointed
- Viewing Advised
- Popular Location
- Garage
- Three bedrooms
- Corner Plot

**\*\*NO CHAIN\*\*** This charming and chain-free property located in Biggleswade, offers a spacious living room, an inviting kitchen area and a utility room. In addition, the ground floor also features space and plumbing for a separate wc. Upstairs, the property offers three well-proportioned bedrooms with ensuite to master. Externally there is ample to parking to the front via an electric gate, together with an adjoining garage with power and light. Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding Towns and Villages for over 30 years



Council Tax Band: B





Entrance Porch

Sitting Room

14'9" x 10'7"

Dining Room

11'7" x 11'5"

Kitchen

11'5" x 9'11"

Utility Room

10'8" x 6'7"(max)

Master Bedroom

12'3" x 11'4"

En-Suite Shower Room

Bedroom 2

14'7" x 10'6"

Bedroom 3

11'1" x 8'9"

Bathroom

Outside

Garage 18'9" x 8'7"





## Directions

## Viewings

Viewings by arrangement only. Call 01767 691122 to make an appointment.

## EPC Rating:

C

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         | <b>85</b> |
| (69-80) <b>C</b>                            |  | <b>72</b>               |           |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

