



16 Kitelands Road, Biggleswade, SG18 8NX



Asking Price: £400,000

Freehold

Kitelands Road, Biggleswade, SG18 8NX

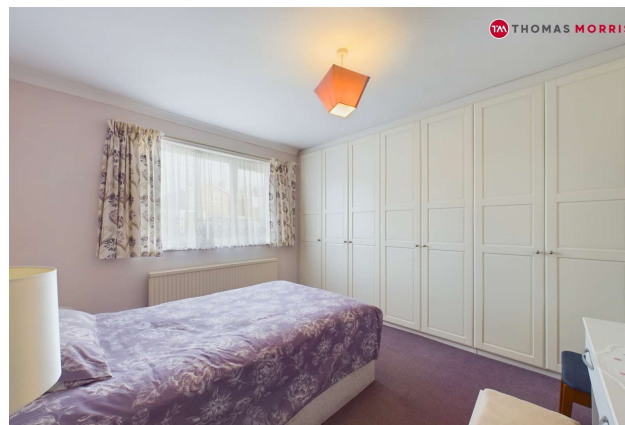
- Popular Location
- Two Bedrooms
- Spacious living room with garden views.
- 1.1 Miles from the Town Centre
- Large garden with patio
- Overlooking the park to the rear
- Driveway & Garage
- Chain Free
- Freehold
- Energy Rating = TBC

Located in a peaceful residential area this contemporary detached bungalow epitomizes the perfect fusion of comfort and convenience. Featuring two well-appointed bedrooms, it caters seamlessly to those seeking a downsized lifestyle. Step inside to discover a generously proportioned living room, offering picturesque views of the mature garden, alongside a fully-equipped kitchen and a sleek modern shower room.

Outside, indulge in the tranquility of a mature, expansive garden stretching over 40 feet, complemented by a charming patio area - an idyllic spot for alfresco dining and relaxation. Completing the picture, the property offers off-street parking and a garage, ensuring ample space for vehicles and storage needs.

With the added advantage of being chain-free, this bungalow presents a golden opportunity for a hassle-free transition. Don't let this opportunity slip away - seize the chance to embrace modern living in a serene environment.

Central Bedfordshire Council  
Council Tax Band - D  
Freehold  
Energy Rating - 49/E



# Accommodation

Ground Floor

Entrance Hall

Living Room 15'11" x 11'10" (4.85m x 3.6m).

Kitchen 9'10" x 10'10" (3m x 3.3m).

Bedroom 11'11" x 9'10" (3.63m x 3m).

Bedroom 10'9" x 7'7" (3.28m x 2.3m).

Shower Room 8'5" x 6' (2.57m x 1.83m).

Outside

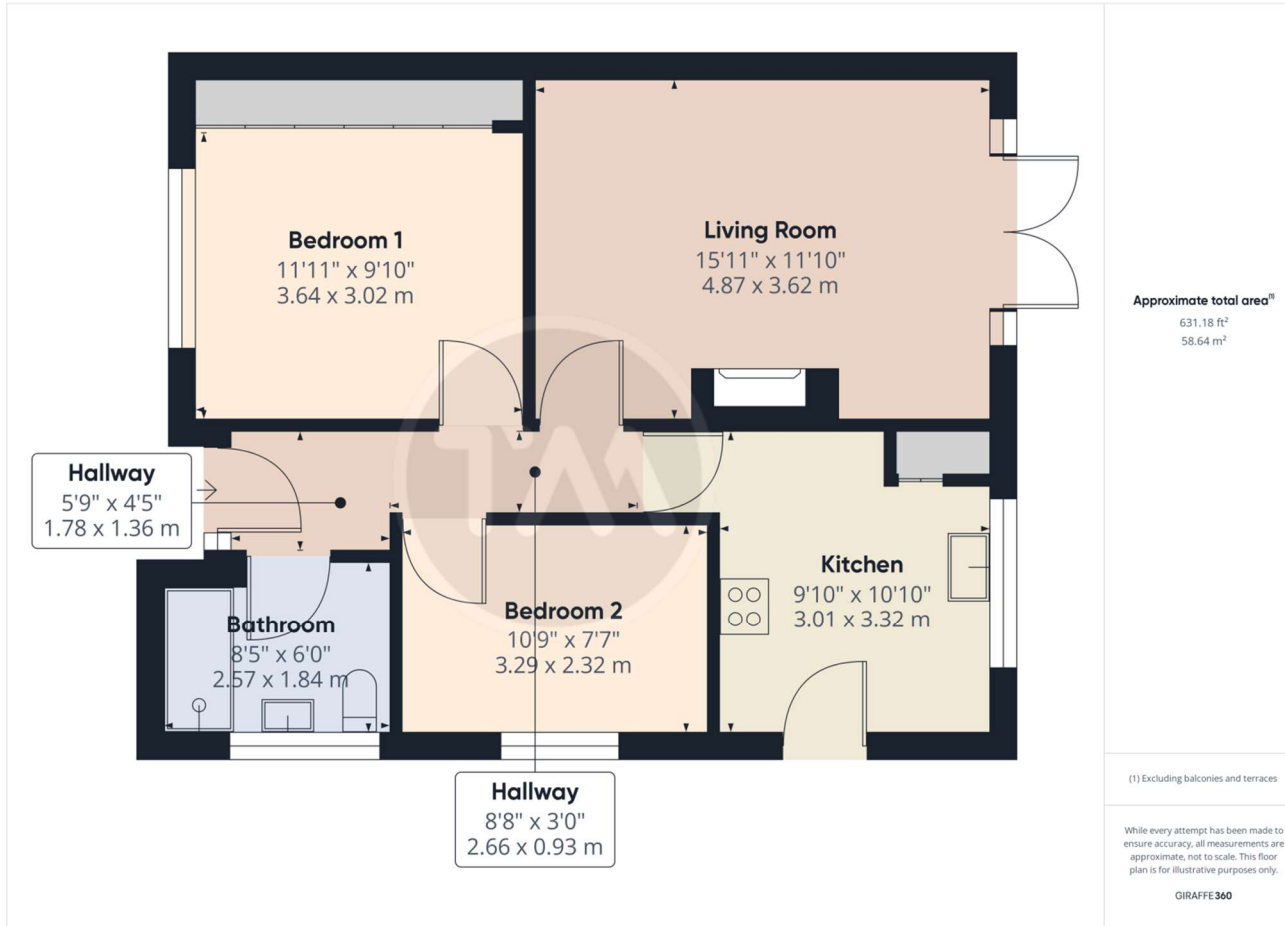
Front Garden & Driveway

Garage

Enclosed Rear Garden



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



### Thomas Morris

1 Market Square, Biggleswade, Bedfordshire,  
SG18 8AP

T: 01767 310111

enquiries@tm-biggleswade.co.uk

Visit all our properties at  
[thomasmorris.co.uk](http://thomasmorris.co.uk)

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

#### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

