

7 Larkinson Avenue, Biggleswade, SG18 0RF



Asking Price: £400,000

Freehold

Larkinson Avenue, Biggleswade, SG18 0RF

- Three Bedroom Semi-Detached
- Beautifully Presented Throughout
- New Build Guarantees
- Allocated Parking & Garage
- Stunning, Rear Facing Kitchen Diner
- Family Bathroom & En-Suite
- Sough After Location
- 1.1 Mile Walk To Mainline Train Station
- Freehold
- EPC - B/84

This stunning three bedroom semi-detached family home is located in the highly sought after 'St Andrew's' development and is presented in immaculate condition throughout, with Amtico sun bleached oak flooring throughout downstairs and upstairs bathrooms respectively. Perfect for commuters, the property is just a 1.1 mile walk to the mainline train station and also close to local schools and further transport links.

As you enter the property, you are greeted by a welcoming entrance hall leading to a large, light flooded living room at the front of the house. To the rear, you will find a stunning kitchen diner, upgraded by the current owners, with French door access to the garden.



Upstairs, all three bedrooms are located off the spacious landing, along with the family bathroom. Bedroom one being the stand out with its built-in wardrobes and en-suite finish. The whole property is heated on two separate zones, independently

Outside, the property boasts a private rear garden with a walled edge. The double porcelain patios are finished in white with anthracite porcelain edging to match, perfect for enjoying the sun all day long. In addition, there is a garage and two allocated car parking spaces. The garage is oversize and is currently partitioned off with a store to the rear and further car parking/storage to the front.

Accommodation

Ground Floor

Entrance Hall

WC

Living Room 16'2" x 10'7" (4.93m x 3.23m).

Kitchen/Diner 9'4" x 18'1" (2.84m x 5.5m).



First Floor

Landing

Bedroom One 11'8" x 10'11" (3.56m x 3.33m).

Ensuite Shower Room

Bedroom Two 9'11" x 11' (3.02m x 3.35m).

Bedroom Three 9'6" x 6'10" (2.9m x 2.08m).

Bathroom

Outside

Rear Garden

Two Allocated Spaces

Garage



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.



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Property Type - Freehold

Council Tax Band - D

EPC - B/84

Local Authority - Central Beds



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