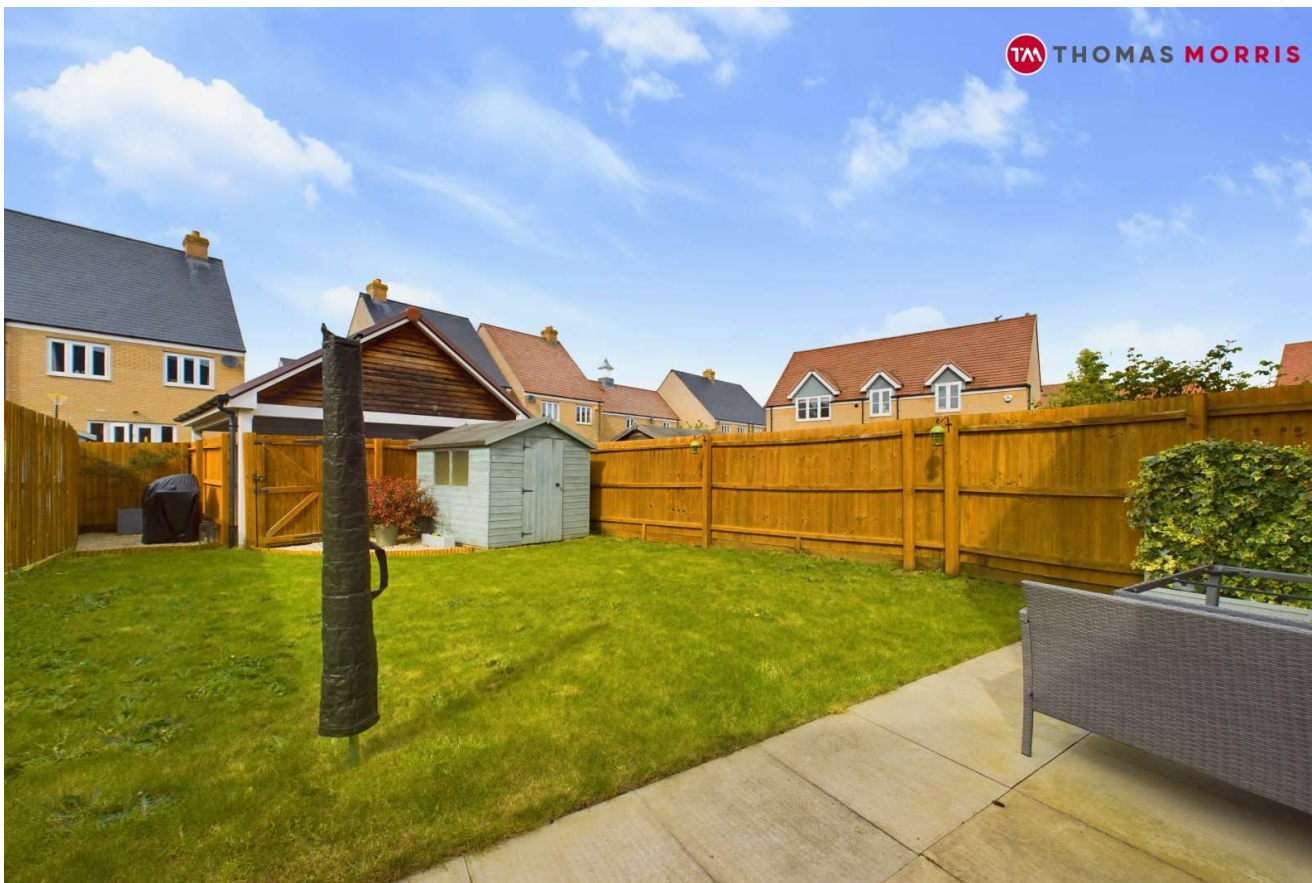




12 Turing Road, Biggleswade, SG18 8GB



Offers in excess of: £400,000

Freehold

Turing Road, Biggleswade, SG18 8GB

- Four Bedroom Semi-Detached Home
- Good Sized Kitchen Breakfast Room
- Light Flooded Living Dining Room
- Dressing Area to Master Bedroom
- En-Suite & Bathroom
- Close To Local Shops & Amenities
- Just A 1 Mile Walk To Biggleswade Train Station
- Enclosed, Landscaped Rear Garden
- Car Port & Ample Parking
- EPC - B/84

This stunning four-bedroom semi-detached house on the sought-after Kings Reach development offers a perfect blend of modern living and convenience.

The ground floor features a welcoming entrance hall leading to a spacious kitchen breakfast room and a large, light-filled living dining room with access to the landscaped garden and rear car port. A handy cloakroom completes the ground floor.

On the first floor, three bedrooms and a family bathroom are located off the oversized landing, providing plenty of space for a growing family. The true highlight of this property is the second-floor master suite, boasting a large double bedroom with dual aspect windows, a dressing area with ample built-in storage, and a luxurious en-suite with an oversized shower and his and hers sinks.

Located just a 1-mile walk from Biggleswade mainline train station and close to local shops, schools, and amenities, this property offers the perfect combination of convenience and comfort. Don't miss the opportunity to make this beautiful house your new home.

Council Tax Band - D

EPC - B/84

Local Authority - Central Beds

Property Type - Freehold

Accommodation

Ground Floor

Hallway

Kitchen/Breakfast Room 11'2" x 9'1" (3.4m x 2.77m).

Living/Dining Room 13'7" x 15'11" (4.14m x 4.85m).

WC 3'5" x 6'1" (1.04m x 1.85m).



First Floor

Landing

Bedroom 2 11' x 9'11" (3.35m x 3.02m).

Bedroom 3 10'7" x 9'6" (3.23m x 2.9m).

Bedroom 4 11' x 5'10" (3.35m x 1.78m).

Bathroom 6'9" x 5'7" (2.06m x 1.7m).

Second Floor

Landing

Bedroom 1 19'8" x 12'8" (6m x 3.86m).

En-Suite 9'3" x 4'11" (2.82m x 1.5m).

Outside

Rear Garden

Car Port & Parking



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.



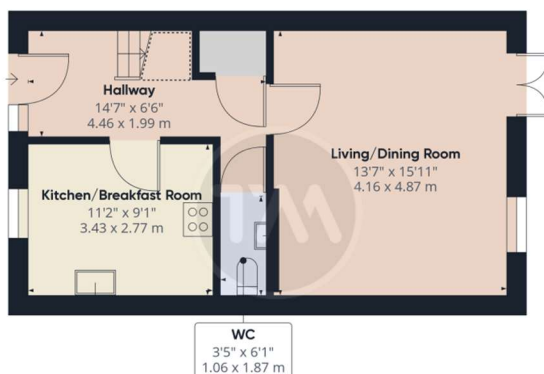
Thomas Morris

1 Market Square, Biggleswade, Bedfordshire,
SG18 8AP

T: 01767 310111

enquiries@tm-biggleswade.co.uk

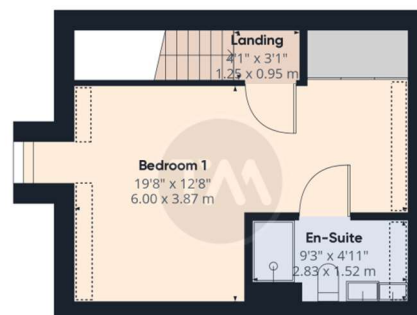
Visit all our properties at
thomasmorris.co.uk



Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1188.73 ft²
110.44 m²

Reduced headroom

34.09 ft²
3.17 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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.

