



HARVEY ROBINSON

Guide Price

£525,000

Ludford Lane

Biggleswade, SG18 8XR



Harvey Robinson estate agents in Biggleswade are delighted to offer for sale with open-field views to the front, this well presented four double bedroom detached family town house located on the edge of the hugely popular and highly sought-after Kings Reach development. Constructed in 2017 by Martin Grant Homes to The Emberton design, the spacious accommodation spread over three floors in brief consists of an entrance hall, a cloakroom, a good size lounge with a bay window and a 21ft kitchen/dining room packed with integrated appliances and additional island, complete with storage, and work top space, and French-style doors opening to the rear garden completing the ground floor living space. Three double bedrooms and a family bathroom can be found occupying the first floor, with the main bedroom, built-in wardrobes and ensuite facilities found on the expansive second floor. Outside, the property has a landscaped garden to the rear primarily laid to lawn with a paved patio area – perfect for outside dining and entertaining, in addition to a shed complete with a consumer board, power and lighting. Ample off-road parking to the side leads to a detached single garage which has been part converted creating a workshop and a utility room, and has a large loft space which is fully insulated and boarded with a light and a fitted ladder. Located within walking distance to Central Square with amenities to include a local convenience store, a popular café, and newly opened takeaway outlets as well as primary schooling, a community centre and play parks this property would make for an ideal family home. Biggleswade Town is located just over 1 mile away with various shops, bars and restaurants to choose from with further big brand shopping located at the Retail Park on the outskirts of the town. The mainline train station provides access into London Kings Cross and St Pancras within 40 minutes making it ideal for the commuter. Viewings can be arranged by contacting our Biggleswade estate agent offices.







## FAQs

Property Tenure: Freehold

Property Built: 2017

Rear Garden Aspect: West

Council Tax Band: E

Lower School Catchment: St Andrews East

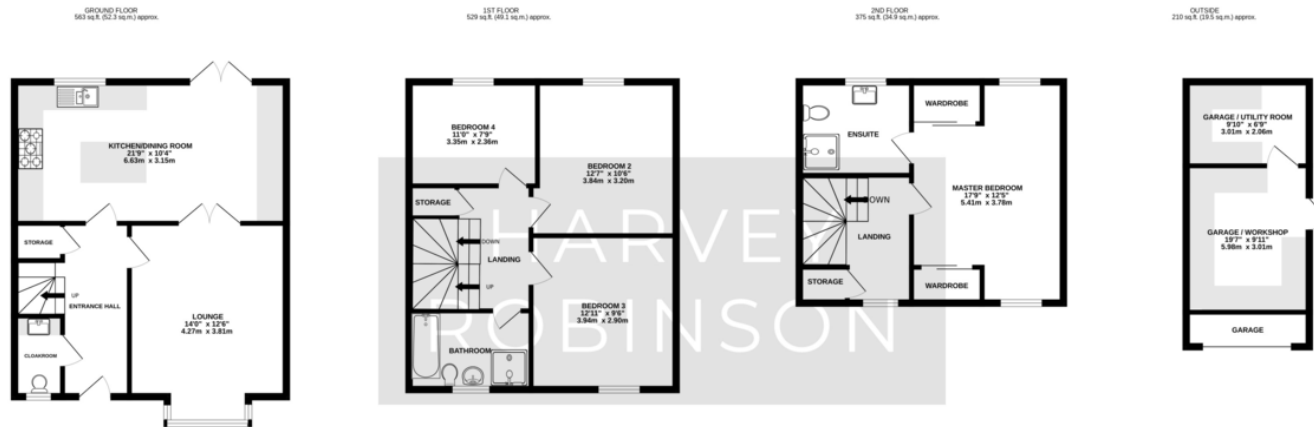
Middle School Catchment: Edward Peake

Upper School Catchment: Stratton

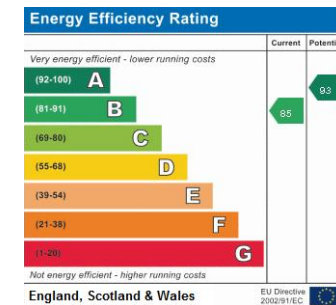
Postcode for SatNav: SG18 8XR

What3Words Location: ///waxes.howler.rules

EPC Rating: B



TOTAL FLOOR AREA : 1677 sq.ft. (155.8 sq.m.) approx.  
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Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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