



**Kennedy
& Foster**

30 Lilac Grove
Biggleswade
SG18 8TP
£475,000

- SOUGHT AFTER LOCATION
- DETACHED
- FOUR BEDROOMS
- CLOAKROOM, EN SUITE AND FAMILY BATHROOM
- LOUNGE
- KITCHEN/DINING ROOM
- CONSERVATORY
- STUDY / PLAYROOM



SITUATED IN A DESIRABLE CLOSE of detached properties, this FOUR BEDROOM detached property which is being offered chain free. This lovely style of house offers good accommodation as follows: Entrance Hall, cloakroom, study/playroom, lounge, kitchen/dining room, conservatory, 4 bedrooms, en suite and family bathroom. To compliment this property is the driveway for approx. 4 cars and gardens. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

FRONT DOOR INTO

ENTRANCE HALL

Radiator. Stairs to first floor. Laminate flooring, Doors to:

LOUNGE

17' 06 INTO BAY" x 11' 09" (5.33m x 3.58m) uPVC double glazed bay window to front. Radiator. Gas fire set in marble hearth and mantle over. Coving to ceiling. Door to:

KITCHEN/DINING ROOM

24' 03" x 11' 11 MAX" (7.39m x 3.63m)

DINING AREA

uPVC double glazed sliding door into conservatory. Radiator.

KITCHEN AREA

Wall base and drawer units with work surfaces over. Built in double oven and extractor over. Integrated fridge, integrated dish washer. Breakfast bar, 5 Ring gas hob and extractor hood over. 1 1/2 bowl stainless steel sink unit with mixer tap over. Double radiator. uPVC double glazed window to rear. Door to side.

CONSERVATORY

14' 01" x 11' 07" (4.29m x 3.53m) Radiator. uPVC double glazed French doors to rear garden

CLOAKROOM

Low level w.c. Wash hand basin. Vertical radiator. Frosted uPVC double glazed window to side.

UTILITY AREA

Space for fridge /freezer. Shelved storage cupboard. Cupboard housing gas boiler. Archway to:

STUDY /PLAYROOM

9' 05" x 7' 01" (2.87m x 2.16m) uPVC double glazed window to front. Radiator.

FIRST FLOOR

LANDING

Airing cupboard with shelf and cylinder. Radiator.
uPVC double glazed frosted window to side. Doors to:

MASTER BEDROOM

13' 10" x 10' 06" (4.22m x 3.2m) Three uPVC double glazed windows wo front. Radiator. Two doubles built in wardrobes. Door to:

EN SUITE

Fully tiled shower cubicle with rainwater head shower and shower attachment. Low level w.c. Inset circular basin. Heated towel rail. Frosted uPVC double glazed window to front. Inset lighting.

BEDROOM TWO

10' 03" x 8' 06" (3.12m x 2.59m) uPVC double glazed window to rear. Radiator.

BEDROOM THREE

9' 09" x 8' 02" (2.97m x 2.49m) uPVC double glazed window to rear. Radiator.

BEDROOM FOUR

9' 10" x 8' 06" (3m x 2.59m) uPVC double glazed window to rear. Radiator.

BATHROOM

Panelled bath with mixer tap and shower over. Close coupled w.c. Vanity basin with cupboards and drawers under. Heated towel rail. Inset lighting. Frosted uPVC double glazed window to side. Shaver point.

OUTSIDE

FRONT

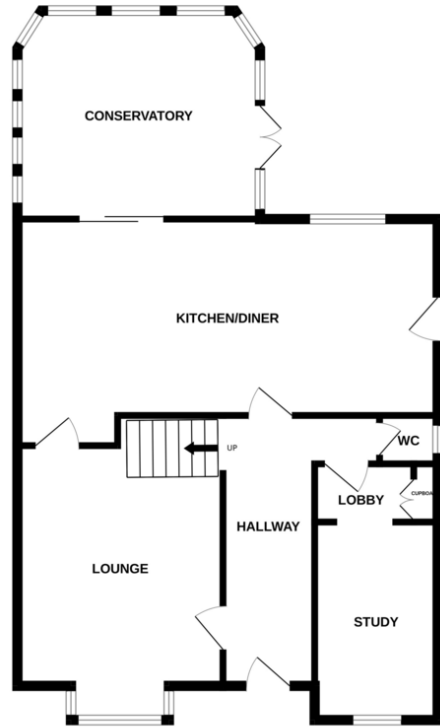
DRIVEWAY with parking for approx. 4 cars. Gated side access leading to:

REAR GARDEN

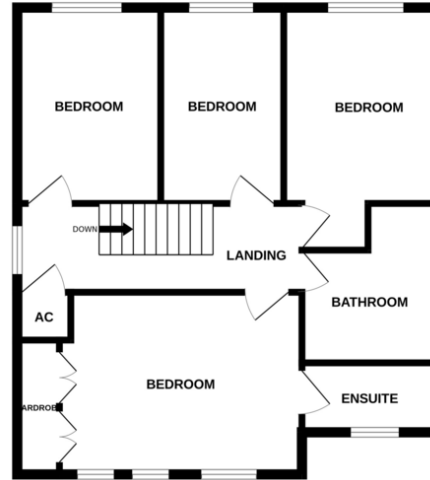
Mainly laid to lawn. Outside tap. Water Butt. Paved patio. Shrubs. Two sheds.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

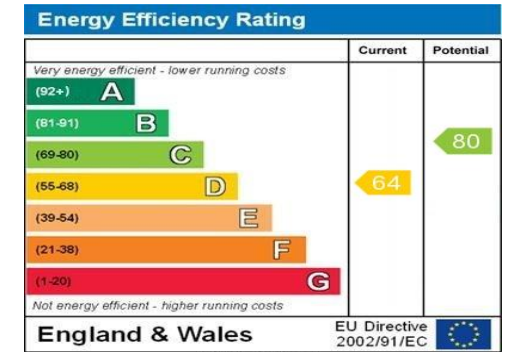
Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



OFFICE
2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

T: 01767 601122
E: sales@kennedyfoster.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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