



**Kennedy  
& Foster**

72 Fairfield Road  
Biggleswade  
SG18 0AA

**Offers Over £600,000**

- CHARMING CHARACTER PROPERTY
- DETACHED
- VERSATILE ACCOMMODATION
- FOUR DOUBLE BEDROOMS
- OVER LOOKING CRICKET GROUNDS
- CLOAKROOM, ENSUITE AND FAMILY BATHROOM
- BEAUTIFUL GARDENS
- PARKING FOR TWO/THREE CARS





'Coachmans' is a Beautiful Detached Property full of character. Positioned in a lovely location overlooking the cricket ground and in walking distance of the open Country side. This Stunning home offers versatile accommodation as follows. Entrance hall, cloakroom, refitted kitchen/breakfast room, dinning room, lounge, 4 bedrooms, 2 bathrooms and newly installed gas central heating, lovely gardens and off road parking. Contact Kennedy & Foster The sole Agents to arrange your viewing.

## FRONT DOOR INTO

### ENTRANCE HALL

Ceramic tiled floor, Victorian style radiator and shelf over and a further radiator, coving to ceiling. Door into UTILITY CUPBOARD: Space for washing machine, space for fridge/freezer, shelf, tiled floor, power and lighting.

### CLOAKROOM

Inset basin with cupboard under, Low Level WC, radiator, ceramic tiled floor, extractor fan, uPVC double glazed window

### DINING ROOM

16' 7" x 11' 6" (5.05m x 3.51m) Two uPVC double glazed French doors to two elevations of garden, slate flooring, stairs to first floor master bedroom.

### RETILED KITCHEN/BREAKFAST ROOM

20' 11" x 11' 08" (6.38m x 3.56m) Shaker style kitchen with an abundance of wall, base, drawer units and work surfaces over. Integrated Dishwasher and Microwave. Range style cooker with Extractor over. American style Fridge/Freezer. ISLAND with cupboards under, incorporating wine chiller. Laminate flooring. Inset lighting. Dual aspect uPVC double glazed windows.

### LOUNGE

15' 9" x 12' 8" (4.8m x 3.86m) Brick open fireplace, beam over and tiled hearth, Feature beams. Quarry tiled and exposed floorboards, Coving to ceiling. Dual aspect uPVC double glazed windows. Radiator. Door to under stairs storage cupboard with lighting and fuse box. Door and stairs leading to:

### FIRST FLOOR LANDING

Radiator, uPVC double glazed window. Doors into:

### BEDROOM 2

13' 0" x 10' 5" (3.96m x 3.18m) Radiator uPVC double glazed window. Views over looking cricket ground

### BEDROOM THREE

11' 3" x 10' 3" (3.43m x 3.12m) Radiator, uPVC double glazed window.

## BATHROOM

Inset Basin and storage under, Low Level WC. Bath and shower over, Shaver socket, Heated towel rail, Frosted uPVC double glazed window.

## BEDROOM FOUR

11' 9" x 11' 2" (3.58m x 3.4m) Door from landing, radiator, uPVC double glazed window. Door into:

## DRESSING ROOM

11' 2" x 8' 07" (3.4m x 2.62m) Radiator, laminate flooring, Velux window. Fitted wardrobes with hanging rails, Fitted shelving. newly fitted combi boiler. Door into:

## EN-SUITE

11' 2" x 8' 11" (3.4m x 2.72m) Jack and Jill Four piece En-suite, double ended panell bath, inset basin with cupboards, drawers, inset lighting, shaver point, mirror. Fully tiled double shower cubicle with rain water head shower over. Low level WC. Heated Towel Rail. Door into:

## MASTER BEDROOM

16' 7" x 11' 02" (5.05m x 3.4m) Stairs rising from dining room, two radiators, uPVC double glazed windows.

## OUTSIDE

### FRONT

Double gates leading to shingled parking for two / three cars. Outside lighting, access to front door, gated access to rear garden

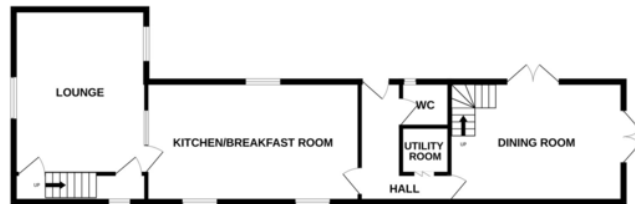
## REAR GARDEN

Shingled pathways leading down to the garden and the lawn area. Indian sand stone patio, decked area, Well stocked with shrubs, flowers, raised pond, natural pond, outside tap, holly tree. Circular patio. Summer house with power and lighting.

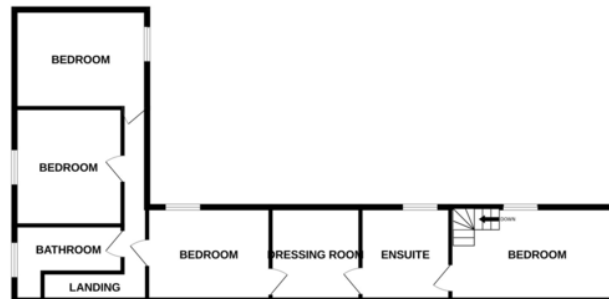




GROUND FLOOR



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**

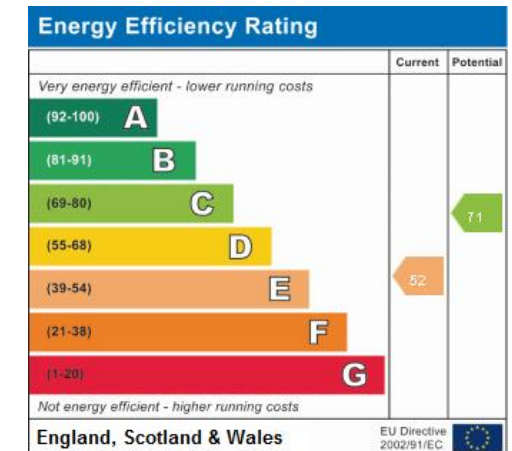
Tax band C

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

**OFFICE**

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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 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