



**Kennedy
& Foster**

5 Mallard Walk

Biggleswade

SG18 8DY

£365,000

- EXTENDED SEMI DETACHED
- RIVERSIDE AND COUNTRY VIEWS
- WALKING DISTANCE TO TOWN CENTRE & TRAIN STATION
- LOUNGE/DINER
- KITCHEN
- DOWNSTAIRS CLOAKROOM
- THREE BEDROOMS



Positioned in this lovely location with riverside and country views and approx. 6 minute walk to train station and town centre. This extended semi detached well presented property offers excellent accommodation as follows: entrance hall, cloakroom, kitchen, lounge/diner, three bedrooms, recently refitted bathroom. To compliment this lovely home is the generous rear garden, garage and parking to the front of the garage. Contact Kennedy & Foster the sole agents to arrange your viewing.

UPVC DOUBLE GLAZED FRONT DOOR INTO:

ENTRANCE HALL

Stairs to first floor landing, radiator, tiled flooring. Doors to:

CLOAKROOM

Low level W.C, wash hand basin, space and plumbing for washing machine and space for tumble dryer, tiled floor, radiator, uPVC double glazed frosted window.

KITCHEN

12' 00" x 8' 04" (3.66m x 2.54m) Wall, base and drawer units with work surfaces over with integrated dishwasher, 1 1/2 bowl stainless steel single drainer with mixer tap, space for cooker with extractor hood over, space for fridge/freezer, wall mounted gas boiler, tiled flooring, uPVC double glazed window.

LOUNGE/DINER

21' 00" x 14' 06" (6.4m x 4.42m) Double and single radiators, coving to ceiling, uPVC double glazed French doors to rear garden.

FIRST FLOOR LANDING

Access to loft hatch. Doors into:

BEDROOM ONE

14' 00" x 9' 10" (4.27m x 3m) Radiator, uPVC double glazed window.

BEDROOM TWO

11' 01" x 10' 01" (3.38m x 3.07m) Radiator, uPVC double glazed window with views over the river lvel and countryside, coving to ceiling.

BEDROOM THREE

8' 06" x 6' 06" (2.59m x 1.98m) Radiator, uPVC double glazed window with views over the river lvel and countryside.

RECENTLY REFITTED BATHROOM

Panelled bath with mixer tap, fully tiled walls around the bath, rainwater head shower and a hand shower over, shower screen, low level W.C, vanity basin with cupboard under, heated towel radiator, storage cupboards, uPVC double glazed frosted window, inset lighting.

OUTSIDE

FRONT GARDEN

Laid to lawn, shrubs, pathway leading door and gated side access leading to rear garden.

GARAGE TO REAR ENBLOCK

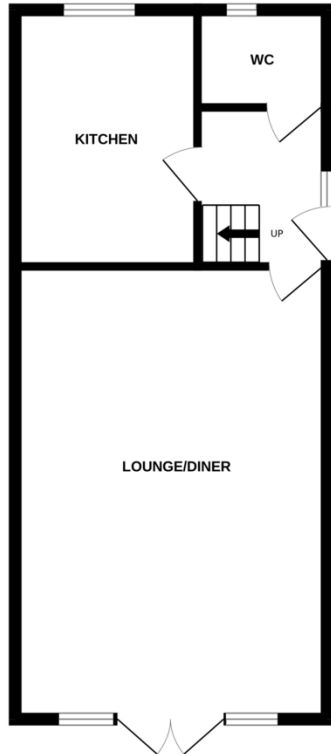
16' 07" x 8' 02" (5.05m x 2.49m) Up and over door and personal door, PARKING TO FRONT OF GARAGE.

REAR GARDEN

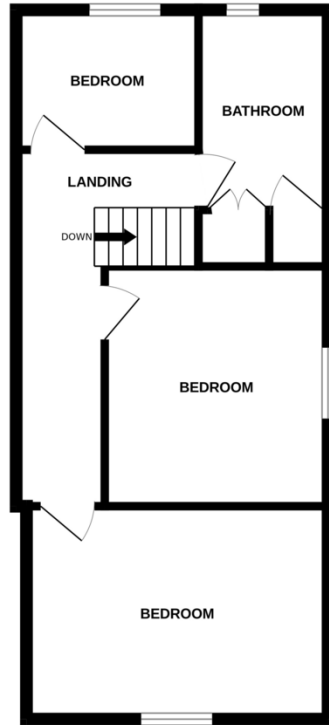
Laid to lawn, shrubs, paved patio and gated rear access and gated side access.



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.
Made with Metropix (2024)

COUNCIL TAX BAND

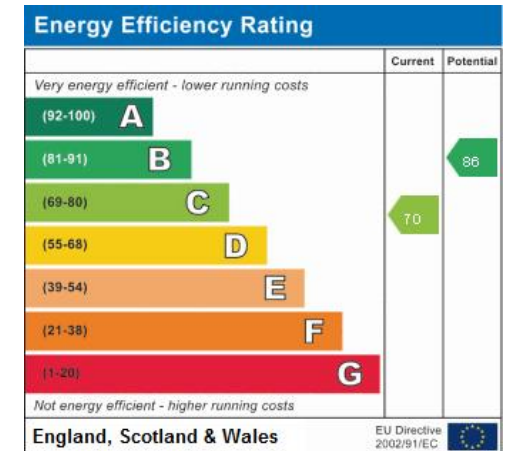
Tax band C

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