



**Kennedy
& Foster**

101 Drove Road
Biggleswade
SG18 0HW
£445,000

- GORGEOUS PROPERTY
- THREE BEDROOM SEMI DETACHED
- LOFT CONVERSION
- REFITTED KITCHEN, BATHROOM AND CLOAKROOM

- KITCHEN/BREAKFAST ROOM WITH ISLAND
- LOUNGE
- TWO BEDROOMS AND BATHROOM ON FIRST FLOOR
- MASTER BEDROOM ON SECOND FLOOR



This nicely presented semi-detached property has many lovely features that include: Kitchen/breakfast room with island, dining area, downstairs cloakroom, loft conversion, 3 bedrooms, bathroom and gardens. To compliment this gorgeous home is the benefit of a kitchen and breakfast room with island, garage, and further parking. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

FRONT DOOR INTO

ENTRANCE HALL

Tiled flooring. Opening to:

INNER HALL

Stairs to first floor and doors to:

LOUNGE

12' 06" x 12' 02" (3.81m x 3.71m) Feature fireplace with tiled hearth, radiator, double glazed bay window and double glazed window. Coving to ceiling.

KITCHEN/BREAKFAST ROOM

18' 10" x 12' 04" (5.74m x 3.76m) Wall, base and drawer units with soft closing doors and work surfaces over. Space for Range cooker. Integrated washing machine, Island with cupboards and integrated dishwasher. 1 1/2 bowl single drainer sink unit with boiling water tap. Laminate flooring, under cupboard lighting. Radiator, two uPVC double glazed windows. Door to cloakroom. Opening to:

DINING AREA

9' 01" x 7' 10" (2.77m x 2.39m) uPVC double glazed picture window, uPVC double glazed French doors to rear garden. Laminate flooring, inset lighting.

CLOAKROOM/UTILITY

Floating W.C. Wall, base and drawer units with work surface over, sink with mixer tap, laminate flooring.

FIRST FLOOR LANDING

Door to stairs to second floor. Doors to:

BEDROOM TWO

12' 05" x 10' 06" (3.78m x 3.2m) Exposed brick feature fireplace, radiator, uPVC double glazed window.

BEDROOM THREE

8' 04" x 7' 05" (2.54m x 2.26m) Part wall panelling, storage recess, uPVC double glazed window.

BATHROOM

7' 01" x 7' 02" (2.16m x 2.18m) Fully tiled bath with rainwater head shower over plus hand held shower attachment. Low level W.C. Vanity basin with drawers under, uPVC double glazed window, heated towel rail.

SECOND FLOOR

Opening into:

MASTER BEDROOM

20' 06" x 10' 02" (6.25m x 3.1m) 2 Velux windows, 2 uPVC double glazed windows to rear, radiator.

OUTSIDE

FRONT

Shingled parking for 4 cars. Double gates to rear garden.

REAR GARDEN

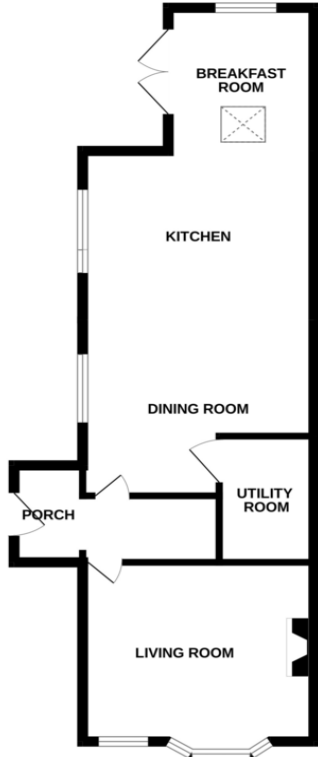
Circular lawn, shingled pathway, flower and shrubs borders, sand stone paved patio.

GARAGE

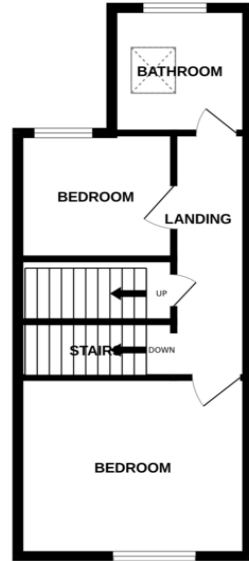
Power & light.



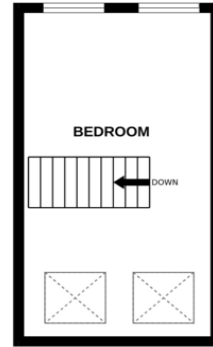
GROUND FLOOR



1ST FLOOR



2ND 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

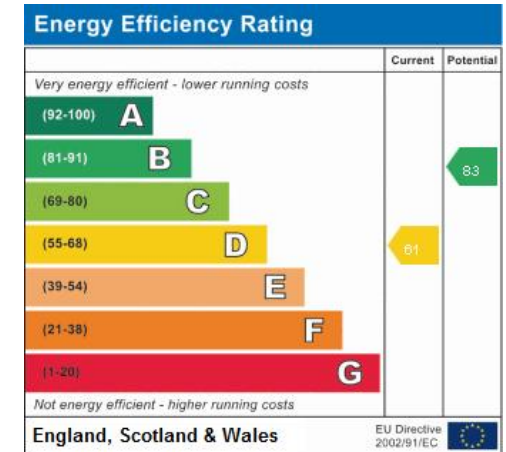
Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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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 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