



**Kennedy
& Foster**

2 Larkinson Avenue

Biggleswade

SG18 0RF

£500,000

- WELL PRESENTED
- FOUR DOUBLE BEDROOMS
- THREE STOREY LIVING
- KITCHEN/DINING ROOM
- CONSERVATORY
- FOUR PIECE ENSUITE & FAMILY BATHROOM
- GARAGE & DRIVEWAY
- SOUTHERLY FACING GARDEN



This well presented four double bedroom detached home with a garage and driveway is situated on the desirable St Andrews park development. This gorgeous home has a lovely floorplan as follows, entrance hall, cloakroom, kitchen/dining room, lounge, conservatory, 4 double bedrooms, 4 piece bathroom and shower room. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

FRONT DOOR INTO

ENTRANCE HALL

Stairs to first floor, double doors into utility cupboard housing consumer unit and shelving, Amtico flooring. Doors to:

CLOAKROOM

Low level W.C, pedestal basin, radiator, Amtico flooring.

KITCHEN/DINING ROOM

15' 03" x 11' 00" (4.65m x 3.35m) White high gloss soft closing wall, base and drawer units with work surfaces over, 1 1/2 bowl stainless steel single drainer sink unit with mixer tap, integrated washing machine and dishwasher, cupboard housing boiler, radiator, Amtico flooring, dual aspect uPVC double glazed bay window and uPVC double glazed window, built in oven with gas hob and extractor hood over.

LOUNGE

15' 03" x 10' 05" (4.65m x 3.18m) uPVC double glazed window, Amtico flooring, uPVC double glazed sliding door to conservatory, two radiators, spacious storage cupboard.

CONSERVATORY

9' 10" x 8' 00" (3m x 2.44m) Amtico flooring, Velux window, sliding patio door to rear garden, wall mounted electric panel heater.

FIRST FLOOR LANDING

Stairs to second floor landing, radiator. Doors to:

BEDROOM ONE

15' 03" x 10' 06" (4.65m x 3.2m) Dual aspect uPVC double glazed windows, radiator. Door to:

FOUR PIECE BATHROOM

Fully tiled shower cubicle, panelled bath with mixer tap, low level W.C, pedestal basin, heated towel rail, uPVC double glazed frosted window.

BEDROOM TWO

15' 03" x 11' 00" (4.65m x 3.35m) uPVC double glazed window, radiator.

SECOND FLOOR LANDING

Doors to:

BEDROOM THREE

13' 01" x 11' 00" (3.99m x 3.35m) uPVC double glazed feature circular window and uPVC double glazed window, radiator, airing cupboard with cylinder and shelving.

BEDROOM FOUR

13' 00" x 10' 05" (3.96m x 3.18m) uPVC double glazed feature circular window, radiator, uPVC double glazed window, loft hatch.

SHOWER ROOM

Fully Tiled shower cubicle with shower over, pedestal basin, low level W.C, heated towel rail, uPVC double glazed window.

OUTSIDE

FRONT GARDEN

Slated beds, wrought iron fencing, pathway to front.

DRIVEWAY

Parking for approx. 2 cars, leading to:

GARAGE

Up and over door, power and light, personnel door to rear garden.

REAR GARDEN

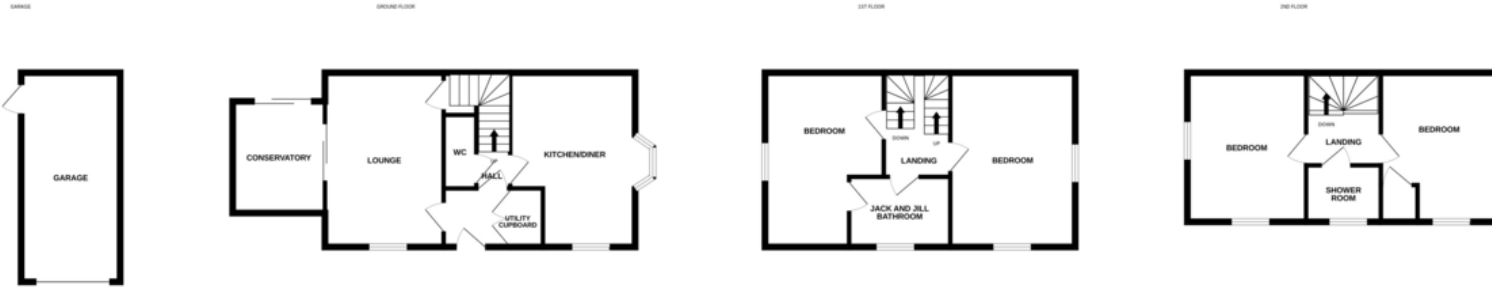
Southerly facing rear garden, artificial lawn, outside tap, extended patio, personnel door to garage, part wall garden, gated side access to driveway.

AGENT NOTES

There is a development charge which is approx. £200 per annum.

Floorplan area approx. 1500sq.ft. (139.4.sq.m)





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

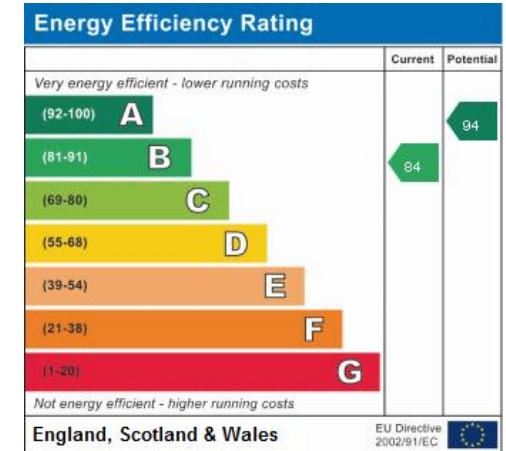
Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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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