



**Kennedy
& Foster**

52 Laburnham Road

Biggleswade

SG18 0NY

Guide Price £350,000

- SEMI DETACHED
- THREE BEDROOMS
- LOUNGE
- DINING ROOM

- KITCHEN
- BATHROOM
- FRONT, SIDE AND REAR GARDENS
- AMPLE PARKING



This 3 bedroom semi detached property has beautiful gardens to side, rear and front, ample parking and accommodation that comprises of: Entrance hall, lounge, dining room, kitchen, 3 bedrooms and bathroom. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Stairs to first floor landing with recess under, storage cupboard, radiator, tiled flooring. Doors to:

KITCHEN

8' 10" x 8' 05" (2.69m x 2.57m) Wall, base and drawer units with work surfaces over. Oven, gas hob with extractor over, stainless steel single drainer sink unit with mixer tap, space for washing machine, fridge/freezer and dishwasher. Tiled flooring, uPVC double glazed window to rear and door to rear garden.

LOUNGE

12' 10" x 12' 02" (3.91m x 3.71m) uPVC double glazed window to front, radiator, laminate flooring. Opening to:

DINING ROOM

9' 11" x 8' 06" (3.02m x 2.59m) Radiator, uPVC double glazed window to rear.

FIRST FLOOR LANDING

Partially boarded loft with ladder, light and combi boiler, uPVC double glazed window to side. Doors to:

BEDROOM ONE

11' 11" x 10' 07" (3.63m x 3.23m) uPVC double glazed window to front, radiator, storage cupboard.

BEDROOM TWO

10' 08" x 8' 11" (3.25m x 2.72m) uPVC double glazed window to rear, radiator.

BEDROOM THREE

8' 10" x 8' 01" (2.69m x 2.46m) uPVC double glazed window to front, radiator, storage cupboard.

BATHROOM

Bath with electric shower over, wash hand basin, low level W.C, uPVC double glazed frosted window, heated towel rail.

OUTSIDE

FRONT

Block paved driveway for parking, shingled beds, laid to lawn, gated side access to rear garden.

SIDE GARDEN

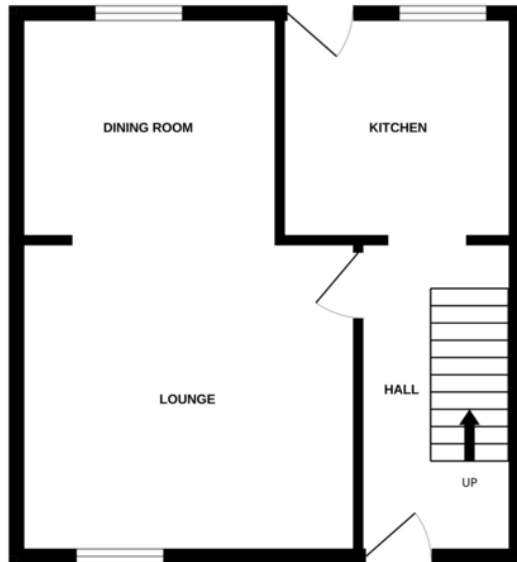
Paved patio, artificial lawn, shed.

REAR GARDEN

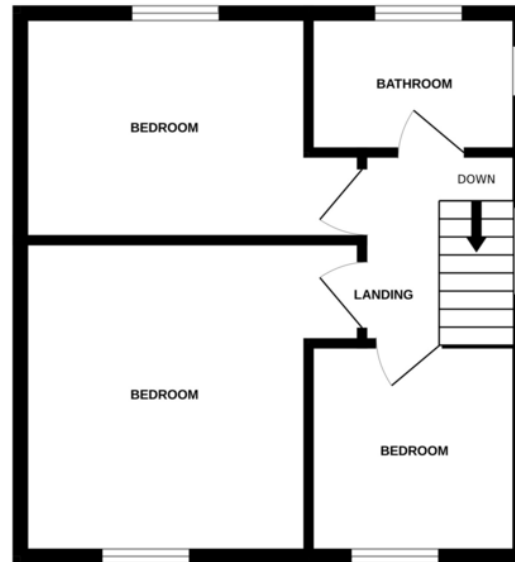
Shed, artificial lawn, pergola, paved patio, water butt, brick outbuilding with power.



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

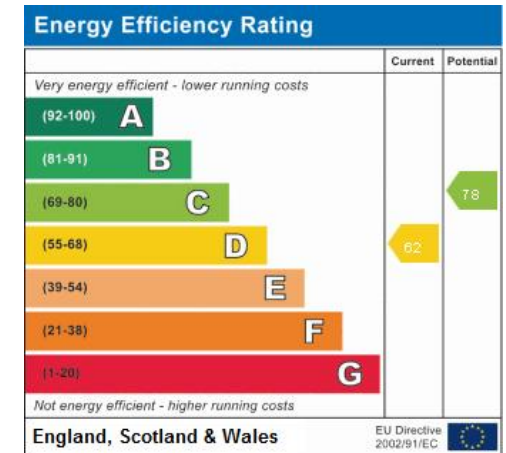
Tax band C

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