



**Kennedy  
& Foster**

58 Planets Way

Biggleswade

SG18 8FB

**Guide Price £270,000 - £280,000**

- DETACHED COACH HOUSE
- FREEHOLD
- GARAGE
- ENCLOSED GARDEN

- OPEN PLAN LIVING/KITCHEN
- TWO BEDROOMS
- BATHROOM
- LOVELY LOCATION ON THE KINGS REACH DEVELOPMENT



GUIDE PRICE £270,000 - £280,000. This FREEHOLD DETACHED COACH HOUSE is nicely hidden away on the popular Kings reach development. This well presented gorgeous property has the benefit of a garage and parking in front of the garage, an enclosed garden with gated access, open plan living and kitchen, 2 bedrooms, bathroom. Contact Kennedy & Foster the sole agents to arrange your viewing.

#### **FRONT DOOR INTO:**

#### **ENTRANCE HALL**

Radiator. Stairs to first floor landing.

#### **LANDING**

Access to insulated loft. uPVC double glazed sash window to rear. Double radiator. Airing cupboard with cylinder and shelving. Coving to ceiling. Doors to:



#### **BEDROOM ONE**

10' 08" x 9' 01" (3.25m x 2.77m) Built in shelved storage cupboard. Built in double wardrobe. Double radiator. uPVC double glazed sash window to front. Coving to ceiling.

#### **LIVING AND KITCHEN**

18' 01" x 12' 02" (5.51m x 3.71m) Dual aspect uPVC double glazed sash windows. Double radiator. Coving to ceiling.

Kitchen area:- Wall, base and drawer units with work surfaces over. Cupboard housing boiler. Integrated fridge/freezer and dishwasher. Space for washing machine, Built in oven, gas hob and extractor over. 1 1/2 bowl stainless steel single drainer sink unit with mixer tap. Tiled floor.



#### **BEDROOM TWO**

11' 01" x 7' 05" (3.38m x 2.26m) uPVC double glazed sash window to front. Double radiator. Coving to ceiling.

#### **BATHROOM**

Panelled bath with mixer tap and rainwater shower over and hand shower attachment. Pedestal basin. low level w.c. Heated towel rail. Extractor fan. Frosted uPVC double glazed sash window to rear.

## OUTSIDE

### GARAGE

18' 02" x 8' 08" (5.54m x 2.64m) Up and over door.

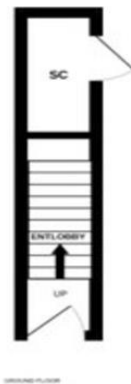
Storage cupboard. Personnel door to rear garden.

PARKING SPACE TO FRONT OF GARAGE

### ENCLOSED GARDEN

Shingled. Shrubs. Outside tap. Gated side access.





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 B

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### OFFICE

2 Market House  
Market Square  
Biggleswade  
Bedfordshire SG18 8AQ

T: 01767 601122

E: sales@kennedyfoster.co.uk

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