



**Kennedy  
& Foster**

16 Lynton Edge  
Biggleswade  
SG18 8YJ  
**£400,000**

- IMMACULATE THROUGHOUT
- WEST FACING REAR GARDEN
- DRIVEWAY FOR TWO CARS
- THREE BEDROOM END OF TERRACE

- 17FT KITCHEN/DINING ROOM
- CLOAKROOM, ENSUITE & FAMILY BATHROOM
- EDGE OF KINGS REACH DEVELOPMENT
- APPROXIMATELY 40FT GARDEN



THREE BEDROOM TOWN HOUSE IN SHOW HOME CONDITION. The 'Alton' was built by Taylor Wimpey in 2021 and benefits from 17ft kitchen/dining room and westerly facing garden (approximately 40ft). This beautiful home is located in a small close on the edge of the Kings Reach development and also boasts its own driveway for two cars. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

#### **COMPOSITE FRONT DOOR WITH OBSCURED GLAZE PANEL TO:**

#### **ENTRANCE HALL**

Laminate vinyl floor, stairs rising to first floor landing, wall mounted radiator, built in cupboard. Panelled door to:

#### **KITCHEN/DINER**

17' 02" x 10' 07" (5.23m x 3.23m) Laminate vinyl floor, uPVC double glazed window to front aspect, range of shaker style eye level and base units with wood effect work surfaces over with raised splash back. Built in oven with gas hob and tiled splash back, chimney style extractor over, 1 1/2 bowl ceramic sink and drainer with mixer tap. Integrated fridge/freezer, dishwasher and washing machine. Spot lights to ceiling, fitted utility/storage cupboard incorporating space for a dryer, wall mounted radiator. Panelled door to:

#### **CLOAKROOM**

Close coupled W.C, corner pedestal mounted wash hand basin with mixer tap, heated towel rail, spot lights to ceiling, laminate Vinyl floor, extractor, tiling to dado height, fitted mirror to one wall.

#### **LOUNGE**

13' 11" x 11' 04" (4.24m x 3.45m) Two ceiling light points, panelling to one wall, wall mounted radiator, uPVC double glazed windows and doors leading to rear garden.

#### **FIRST FLOOR LANDING**

uPVC double glazed window to front aspect, door into inner landing, stairs rising to second floor, wall mounted radiator. Panelled doors to:

#### **BEDROOM TWO**

12' 0" x 11' 4" (3.66m x 3.45m) uPVC double glazed window to rear aspect, wall mounted radiator, fitted mirrored wardrobes to one wall, built in cupboard.



### **BEDROOM THREE**

10' 8" x 7' 1" (3.25m x 2.16m) uPVC double glazed window to front aspect, wall mounted radiator, panelling to walls.

### **BATHROOM**

Laminate vinyl floor, close coupled W.C, pedestal mounted wash hand basin, panelled bath with twin taps, shower over and shower screen. Heated towel rail, tiled splash back with fitted mirror to one wall, recessed spot lights to ceiling.

### **SECOND FLOOR**

#### **MASTER BEDROOM**

18' 8" x 10' 3" (5.69m x 3.12m) uPVC double glazed window to front aspect, uPVC double glazed Velux window to rear aspect, wall mounted radiator, wall light points, fitted mirrored wardrobes, panelled door to:

#### **ENSUITE**

uPVC double glazed Velux window to rear aspect, close coupled W.C, pedestal mounted wash hand basin, walk in shower cubicle, laminate vinyl floor, heated towel rail, recess spotlights to ceiling, tiled splash back with fitted mirror to one wall.

### **OUTSIDE**

#### **FRONT GARDEN**

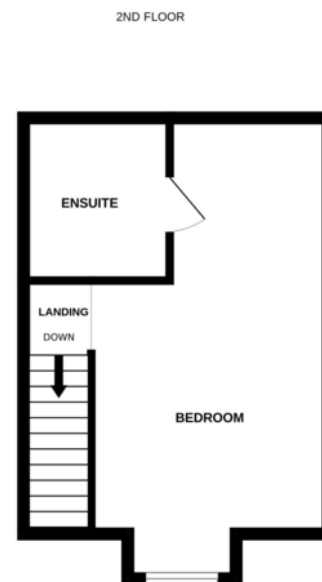
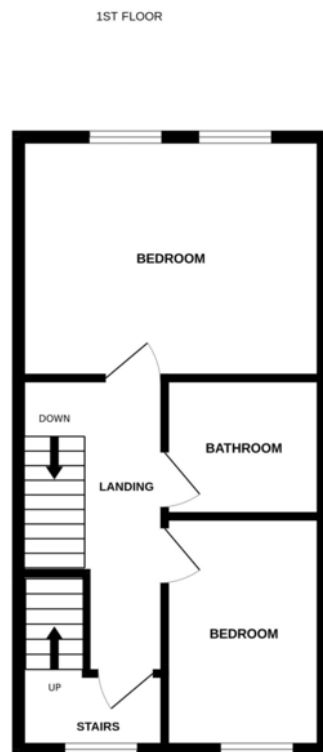
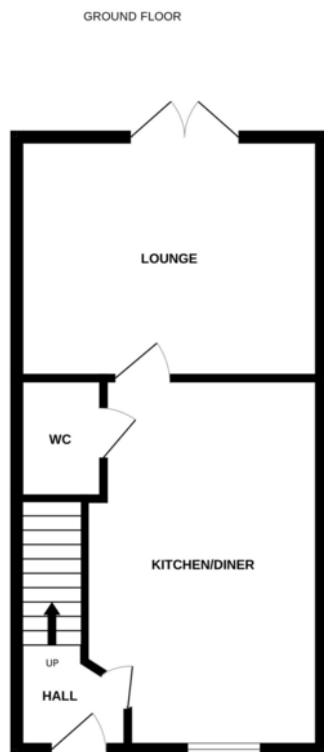
Pathway to front door, gated access to rear garden.

#### **DRIVEWAY FOR TWO CARS**

#### **REAR GARDEN**

South west facing garden, mainly laid to lawn surrounded by timber panelled fencing, patio area, hard standing for shed. Gated access to driveway.





### COUNCIL TAX BAND

Tax band D

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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