



**Kennedy
& Foster**

65 The Rowlands

Biggleswade

SG18 8NZ

£350,000

- THREE BEDROOM HOME
- ATTRACTIVELY PRESENTED THROUGHOUT
- 20FT LOUNGE/DINER
- WELL PROPORTIONED BEDROOMS

- DOUBLE GLAZING AND GAS RADIATOR HEATING
- REFITTED BATHROOM
- LARGE SOUTH FACING GARDEN
- DRIVEWAY FOR 2 CARS



Well presented throughout, this three bedroom family home offers a 20ft lounge /diner, attractive kitchen and refitted bathroom. The property also benefits from a large south facing garden and driveway for two cars. Contact Kennedy & Foster the Sole Agent to arrange your viewing.

DOUBLE GLAZED COMPOSITE FRONT DOOR INTO:

ENTRANCE HALL

Stairs to first floor accommodation, wood laminate flooring. Panelled door to:

LOUNGE/DINER

20' 6" x 12' 0" (9' 11") (6.25m x 3.66m) uPVC double glazed window to front aspect, uPVC double glazed doors to garden, coving to ceiling, living flame gas fire with surround and hearth, two wall mounted radiators. Panelled doors to:

KITCHEN

17' 10" x 5' 9" (widening to 11' 4") (5.44m x 1.75m) uPVC double glazed window and door to rear aspect, spotlights to ceiling, range of fitted eye level and base units with wooden work surfaces over, built in oven with induction hob and chimney style extractor over. Decorative tiled splash back, space for washing machine and dish washer, space for freestanding American style fridge/freezer, tiled floor, built in open larder cupboard, built in under stairs cupboard, fitted tall cupboards housing meters. Panelled door to:

FRONT LOBBY

Composite door to front aspect, currently used as storage cupboard.

FIRST FLOOR ACCOMMODATION

LANDING

Wall mounted radiators, access to loft space with ladder, built in cupboard with shelving. Panelled doors to:

BEDROOM ONE

12' 3" x 10' 7" (3.73m x 3.23m) uPVC double glazed window to front aspect, wall mounted radiator.

BEDROOM TWO

9' 7" (5' 6") x 9' 4" (2.92m x 2.84m) uPVC double glazed window to front aspect, wall mounted radiator.

BEDROOM THREE

11' 7" x 6' 0" (widening to 9' 0") (3.53m x 1.83m) uPVC double glazed window to front aspect, wall mounted radiator.

REFITTED BATHROOM

uPVC double glazed frosted window to rear aspect, panelled bath with shower, shower attachment with screen, wall mounted wash hand basin with drawers under, close coupled W.C, spotlights to ceiling, heated towel rail, marble effect tiled splash back.

OUTSIDE REAR

Hard standing patio area, garden mainly laid to lawn and enclosed by timber panel fencing, space for shed, outside tap.

FRONT

Block paved driveway providing off road parking for 2 vehicles.



GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (81.9 sq.m.) approx.

While 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 misstatement. 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

TENURE

Freehold

LOCAL AUTHORITY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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