



**Kennedy  
& Foster**

102 Drove Road  
Biggleswade  
SG18 0HJ  
**£475,000**

- EXTENDED
- FOUR BEDROOM SEMI
- THREE STOREY LIVING
- STUNNING OPEN PLAN KITCHEN
- UTILITY ROOM AND CLOAKROOM
- LOUNGE
- GOOD SIZE GARDEN
- WALKING DISTANCE TO TRAIN STATION





**EXTENDED -FOUR BEDROOM SEMI - OPEN PLAN KITCHEN** Conveniently located for the train station and town centre this amazing three storey property that must be viewed to fully appreciate what this property offers: Lounge with fireplace, open plan kitchen/dining, utility and cloakroom , 4 bedrooms, bathroom, generous size garden, summer house/office and parking to the front for 2 cars. Contact Kennedy & Foster the sole agents to arrange your viewing.

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

#### **ENTRANCE HALL**

Stairs leading to first floor landing. Consumer unit. Door to:

#### **LOUNGE**

24' 10" x 11' 01" (7.57m x 3.38m) Open fireplace (STS). uPVC double glazed bay window to front. Wood flooring. Two uPVC double glazed windows to side. Coving to ceiling. Understairs storage cupboard. Door to:

#### **HALLWAY**

Wood flooring. Leading into open plan Kitchen/Dining room, door to:

#### **UTILITY ROOM**

8' 04" x 4' 10" (2.54m x 1.47m) Fitted shelving. Cloaks area. Tiled floor. Cupboard housing boiler. Cupboards and larder cupboard. Worksurface with space under for washing machine and tumble dryer. uPVC double glazed door to side. Door to:

#### **CLOAKROOM**

Low level w.c. Pedestal basin. Heated towel rail. Extractor fan.

#### **OPEN PLAN KITCHEN/DINING**

17' 07 Min" x 14' 04" (5.36m x 4.37m) Wow- This amazing Open Plan Kitchen/dining room comprises of kitchen cupboards and drawers and work surfaces over. Space for a range style cooker. Space for fridge/freezer. Four uPVC double glazed velux windows. Bi fold doors leading to rear garden, radiator, wood flooring. Butler sink.

#### **FIRST FLOOR LANDING**

Stairs leading to second floor landing with storage cupboards under. uPVC double glazed window to front. Radiator. Doors to:

### BEDROOM

10' 10" x 9' 04" (3.3m x 2.84m) Double radiator. uPVC double glazed window to front. Coving to ceiling.

### BEDROOM

11' 11" x 9' 01" (3.63m x 2.77m) uPVC double glazed window to side. Double radiator. Coving to ceiling.

### BEDROOM

8' 11" x 5' 11 min" (2.72m x 1.8m) uPVC double glazed to rear. Radiator. Built in storage cupboard.

### BATHROOM

Bath with modern mixer tap and rain water shower and hand shower attachment over. Close coupled w.c. Vanity basin with cupboard under. Heated towel rail. Complimentary tiled walls, tiled floor. Frosted uPVC double glazed window to rear. Extractor fan.

### 2ND FLOOR LANDING

Door to:

### BEDROOM

11' 10" x 11' 09" (3.61m x 3.58m) uPVC double glazed Velux windows to rear. Double radiator. Eaves storage. Sloping ceilings.

### OUTSIDE TO FRONT

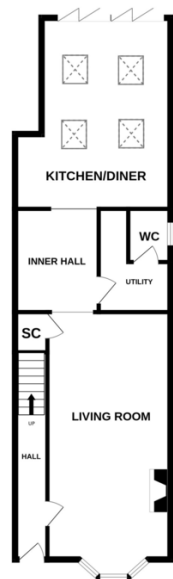
Parking for 2 cars. Gated side access to:

### REAR GARDEN

Good size garden. Paved patio area. Mainly laid to lawn. Decked area, SUMMER HOUSE /OFFICE with electric and internet.



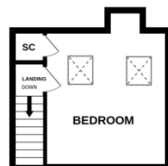
GROUND FLOOR



1ST FLOOR



2ND 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.  
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## COUNCIL TAX BAND

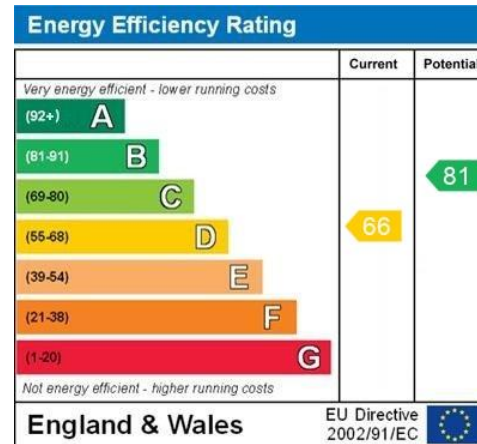
Tax band D

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council



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## OFFICE

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