





# Kennedy & Foster

11 Lime Tree Walk

Biggleswade

SG18 0DS

£345,000

- EXTENDED
- THREE BEDROOM TERRACE HOUSE
- KITCHEN/BREAKFAST ROOM
- LOUNGE AND SEPARATE DINING ROOM

- FAMILY BATHROOM
- CLOAKROOM
- LARGE REAR GARDEN
- OFF ROAD PARKING







EXTENDED 3 bedroom terraced property with parking and large garden and conveniently located within easy walking distance of the town centre and train station. The property has the benefit of 2 reception rooms downstairs cloakroom and upstairs bathroom, kitchen/breakfast room, bedrooms all with fitted wardrobes, Contact Kennedy & Foster to arrange your viewing of this lovely home.

#### FRONT DOOR INTO:

#### **ENTRANCE HALL**

Stairs rising to first floor. Coving to ceiling. Doors to:

#### **CLOAKROOM**

Low level w.c. Vanity basin with cupboard under. Coving to ceiling Radiator. Frosted uPVC double glazed window to front.

#### LOUNGE

16' 11" x 10' 10" (5.16m x 3.3m) Fitted shelved units. Radiator. Coving to ceiling. uPVC double glazed window to front with fitted shutters. Opening to:

#### **DINING ROOM**

12' 08" x 10' 00" (3.86m x 3.05m) Radiator. uPVC double glazed door to side and uPVC double glazed French doors to rear garden. Opening to:

### KITCHEN/BREAKFAST ROOM

13' 05 max" x 12' 00 max" (4.09m x 3.66m) White high gloss wall and base and drawer units with work surfaces over. Space for washing machine fridge/freezer and dish washer. Integrated oven and gas hob and extractor fan over. Breakfast bar, under stairs storage cupboard, radiator, coving to ceiling, tiled floor, door to entrance hall.

#### FIRST FLOOR LANDING

uPVC double glazed window to rear. Dado rail. Coving to ceiling. Radiator. Access to loft hatch with part boarding, loft ladder power and light. Doors to:

#### **BEDROOM ONE**

9' 10" (narrowinig to 12' 11") x 8' 11" (3m x 2.72m) Coving to ceiling, uPVC double glazed windows to front with fitted shutters, full height built in wardrobes, radiator.

#### **BEDROOM TWO**

11' 00" x 8' 10" (3.35m x 2.69m) Built in fitted wardrobes, coving to ceiling, radiator, uPVC double glazed window to front with fitted shutters.

## **BEDROOM THREE**

7' 10" x 7' 8" (2.39m x 2.34m) Built in fitted wardrobes, radiator, uPVC double glazed window to rear.

## **BATHROOM**

Panelled bath with mixer tap and shower over, low level W.C, pedestal basin, uPVC double glazed window to rear, tiled floor and walls.

# **OUTSIDE**

## **FRONT**

Shingled parking, electric car charging point.

# **REAR GARDEN**

Paved patio, laid to lawn, outside tap, two sheds, power points, gated rear access.

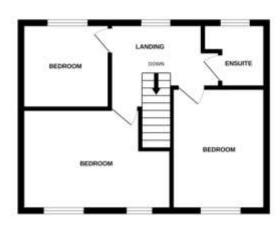






GROUND FLOOR 1ST FLOOR





## **COUNCIL TAX BAND**

Tax band

## **TENURE**

Freehold

## **LOCAL AUTHORITY**



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## **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