



**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" (narrowing 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.





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 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.
Made with SketchUp 6.0.0.29

COUNCIL TAX BAND

Tax band

TENURE

Freehold

LOCAL AUTHORITY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 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