



**Kennedy
& Foster**

37 Carter Meadow
Biggleswade
SG18 0LB
£355,000

- TWO DOUBLE BEDROOMS
- STUDY/COT ROOM
- IMMACULATE THROUGHOUT
- POPULAR ST ANDREWS DEVELOPMENT
- WALK IN WARDROBE
- CLOAKROOM AND FAMILY BATHROOM
- OFF ROAD PARKING FOR TWO VEHICLES
- NO UPWARD CHAIN



Immaculately presented throughout, this home is offered for sale with no upward chain. The property offers two double bedrooms, a walk in wardrobe to main bedroom, study/cot room, lounge/diner, cloakroom and off road parking for two vehicles, Located on the popular St Andrews development this terrace home is a real gem. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

UPVC DOUBLE GLAZED FROSTED COMPOSITE FRONT DOOR TO:

ENTRANCE HALL

Fitted cupboard with shelves, stairs rising to first floor with built in cupboard under, wall mounted radiator, wood laminate floor. Panelled doors to:

KITCHEN

9' 0" x 8' 10" (2.74m x 2.69m) uPVC double glazed window to front aspect, range of eye level and base units with contrasting work surfaces over and upstand, composite 1 1/2 bowl sink and drainer unit, fitted Bosch oven with halogen hob and chimney style extractor over, integrated fridge/freezer, space for washing machine and dishwasher.

LOUNGE/DINER

16' 6" x 13' 9" (5.03m x 4.19m) uPVC double glazed window to rear aspect, double glazed composite door to garden, two wall mounted radiators, wood laminate floor, built in cupboard under stairs with power, light and shelving.

CLOAKROOM

5' 11" x 3' 8" (1.8m x 1.12m) Close coupled W.C, wall mounted wash hand basin, wall mounted radiator, wood laminate floor.

FIRST FLOOR ACCOMMODATION

L SHAPE LANDING

Wall mounted radiator, access to loft space, built in cupboard.

BEDROOM ONE

13' 3" x 9' 0" (4.04m x 2.74m) uPVC double glazed window to rear aspect, LVT floor, spotlights to ceiling, built in walk in wardrobe with hanging rails, fitted shelving with drawers.

BEDROOM TWO

9' 5" x 9' 3" (2.87m x 2.82m) uPVC double glazed window to front aspect, LVT floor, wall mounted radiator, spotlights to ceiling.

STUDY/COT ROOM

6' 11" x 5' 4" (2.11m x 1.63m) uPVC double glazed window to front aspect, LVT floor, wall mounted radiator, spotlights to ceiling.

BATHROOM

uPVC double glazed frosted window to rear aspect, panelled bath with shower attachment over and screen, close coupled W.C, wash hand basin with drawers under, heated towel rail, tiled splash back, tiled floor.

OUTSIDE

REAR GARDEN

Paved patio and path garden, mainly laid to lawn and enclosed by timber panel fencing, gated access to rear, timber pergola currently used as storage area.

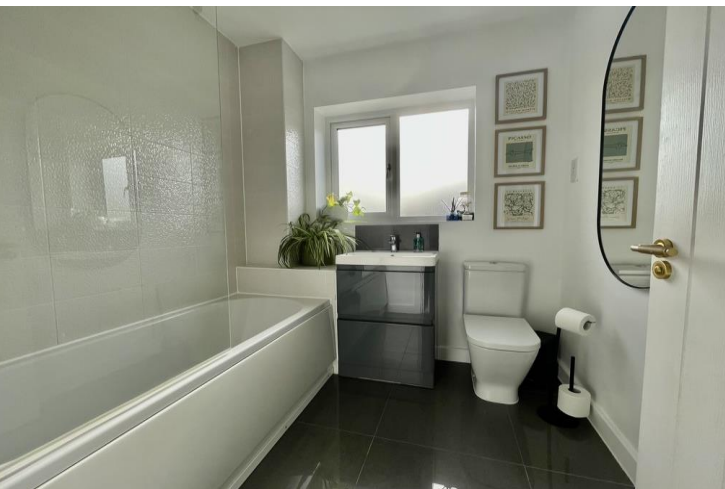
FRONT

Mainly slate shingle with path to front door.

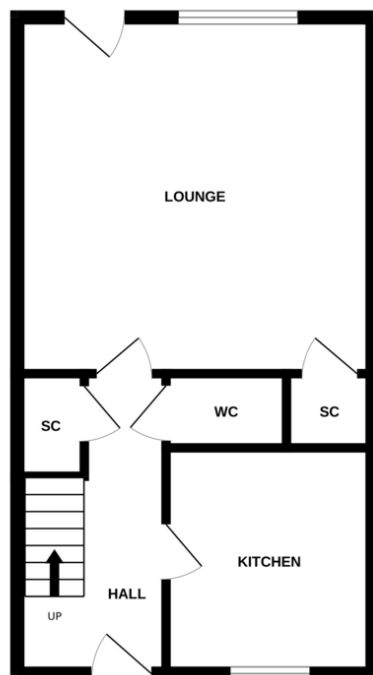
TWO ALLOCATED PARKING SPACES

AGENT NOTES

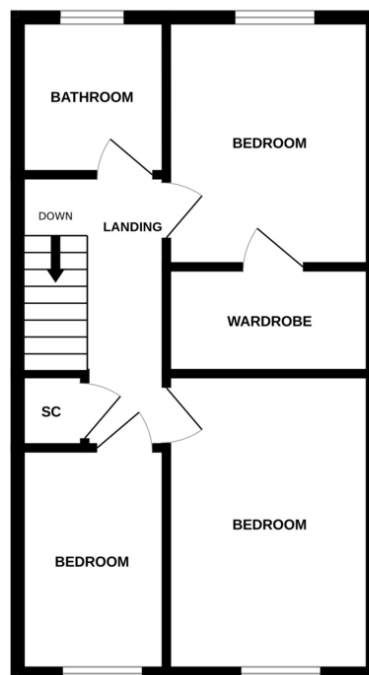
Current Crabtree Estate Charge £169.29 per Annum
Property Approximately 75 Square meters



GROUND FLOOR



1ST 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 C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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