



**Kennedy  
& Foster**

12 Maunder Avenue

Biggleswade

SG18 8GP

**£520,000**

- FOUR BEDROOM DETACHED FAMILY HOME
- WELL PRESENTED THROUGHOUT
- 22FT LOUNGE WITH AN OPEN FIREPLACE
- KITCHEN/DINER
- SEPARATE DINING ROOM/SNUG
- PROFESSIONALLY LANDSCAPED GARDEN
- GARAGE AND DRIVEWAY
- KINGS REACH DEVELOPMENT



A well presented 4 bedroom detached family home on the Kings Reach Development. 'The Langford' built by Martin Grant boasts a 22ft lounge with an open fireplace and kitchen/dining room, both with views of a professionally landscaped garden. The property offers an additional reception room that can be utilised as a snug or dining room, attractive sash style windows, garage and driveway for 2-3 vehicles. Contact us to arrange your viewing now.

#### **DOUBLE GLAZED COMPOSITE FRONT DOOR INTO:**

#### **ENTRANCE HALL**

Dog legged staircase rising to first floor, coving to ceiling, wall mounted radiator, Amtico floor. Doors to:

#### **LOUNGE**

22' 9" into bay x 10' 5" (6.93m x 3.18m) uPVC double glazed bay window to front aspect, uPVC double glazed doors to garden, coving to ceiling, two wall mounted radiators, open fireplace with surround tiled hearth.

#### **DINING ROOM/SNUG**

11' 1" into bay x 9' 3" (3.38m x 2.82m) uPVC double glazed bay window to front aspect, wall mounted radiator, coving to ceiling.

#### **CLOAKROOM**

W.C, pedestal mounted wash hand basin, wall mounted radiator, Amtico floor.

#### **KITCHEN/DINING ROOM**

11' 4" x 9' 11" (3.45m x 3.02m) (Dining area 10' 9" x 8' 7") uPVC double glazed window to rear, uPVC double glazed doors to garden, ranged of eye level and base units with Quartz work surfaces over and upstand, 1 1/2 bowl sink. Built in double oven at eye level, five burner gas hob with chimney style extractor over, built in fridge, freezer, washing machine and dish washer. Spotlights to ceiling, wall mounted cupboard housing combi boiler.

#### **FIRST FLOOR ACCOMMODATION**

#### **LANDING**

Access to loft space, uPVC double glazed window to front aspect, built in cupboard housing hot water cylinder and linen shelving. Doors to:



### **BEDROOM ONE**

10' 6" to window x 9' 0" excluding door recess (3.2m x 2.74m) uPVC double glazed window to rear aspect, wall mounted radiator, fitted mirrored wardrobe to one wall, eye level TV point and socket. Door to:

### **ENSUITE**

uPVC double glazed frosted window to rear aspect, tiled floor, pedestal mounted wash hand basin, close coupled W.C, walk in shower unit, tiled splash back, heated towel rail, spotlights to ceiling.

### **BEDROOM TWO**

10' 9" x 8' 10" (3.28m x 2.69m) uPVC double glazed window to front aspect, wall mounted radiator, coving to ceiling, eye level TV point and socket, built in mirrored wardrobe.

### **BEDROOM THREE**

11' 1" x 7' 5" (3.38m x 2.26m) uPVC double glazed window to front aspect, wall mounted radiator, coving to ceiling, eye level TV point and socket.

### **BEDROOM FOUR**

11' 1" x 7' 4" excluding door recess(3.38m x 2.24m) uPVC double glazed window to rear aspect, wall mounted radiator, coving to ceiling, eye level TV point and socket.

### **BATHROOM**

uPVC double glazed frosted window to rear aspect, pedestal mounted wash hand basin, panelled bath with shower over and screen, tiled splash back, heated towel rail, tiled floor, spotlights to ceiling.

### **OUTSIDE REAR**

Professionally landscaped garden with shrub and plant borders, providing waves of seasonal flowers and colours, porcelain tiled patio areas, gated access to driveway, courtesy door to garage, outside power sockets.

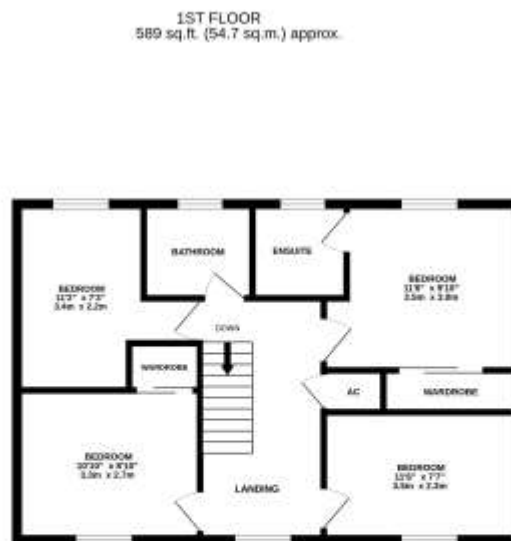
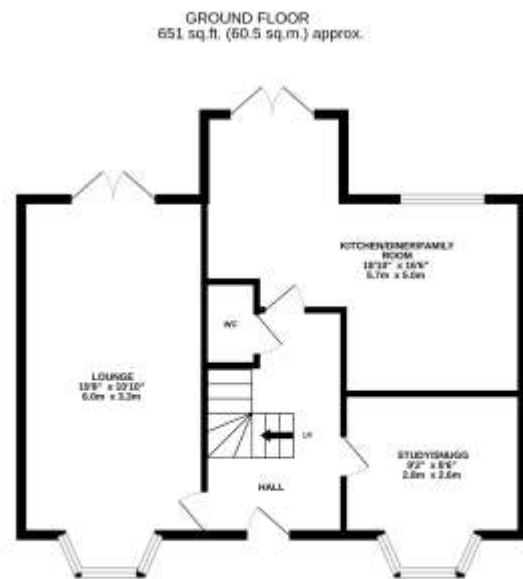
### **FRONT GARDEN**

Attractive garden part enclosed by low hedging with waves of seasonal flowers and colours

### **GARAGE**

Up and over door, power and light, block paved driveway providing off road parking for 2-3 cars, timber gates.





TOTAL FLOOR AREA : 1240 sq.ft. (115.2 sq.m.) approx.

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.

Made with Metagor 05025

## COUNCIL TAX BAND

Tax band E

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 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 and 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