



**Kennedy  
& Foster**

**Dering Corner**  
**Biggleswade**  
**SG18 8XQ**  
**£565,000**

- WELL PRESENTED DETACHED HOUSE
- FOUR DOUBLE BEDROOMS
- 23FT LOUNGE
- 23FT KITCHEN/DINER
- CLOAKROOM, ENSUITE AND FAMILY BATHROOM
- ATTRACTIVE REAR GARDEN
- GARAGE AND DRIVEWAY
- NO UPWARD CHAIN





"The Linton" by Martin Grant is a beautifully presented four double bedroom detached home. This attractive property boasts a 23ft lounge, 23ft kitchen/diner with a utility area, ensuite and well maintained garden. An internal viewing is highly recommended. Offered for sale with no upward chain.

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

#### **ENTRANCE HALL**

LVT floor, wall mounted radiator, stairs rising to first floor accommodation with glass balustrade. Decorative panelled doors to:

#### **CLOAKROOM**

W.C and wash hand basin set into vanity unit with cupboard under, wall mounted heated towel rail, tiled splash back to dado height, LVT floor.

#### **LOUNGE**

23' 7" x 11' 3" (7.19m x 3.43m) Twin uPVC double glazed sash windows to front aspect, uPVC doors and windows to garden, two wall mounted radiators.

#### **KITCHEN/DINER**

23' 6" x 9' 7" (+ 10' 6 x 7' 9") (7.16m x 2.92m) Twin uPVC double glazed sash windows to front aspect, double glazed windows to side and rear aspect, uPVC double glazed doors to garden. Range of eye level and base units with contrasting Silestone work surfaces over and upstand. Single bowl sink with drainer in work surfaces, fitted water softener to all outlets except kitchen sink. Integrated dishwasher, built in double oven, induction hob with extractor over, twin wall mounted radiators, wall mounted hot and cold air conditioning unit. Utility area with space for washing machine, dryer and fridge/freezer, LVT floor, cupboard housing wall mounted Vaillant boiler, spotlights to ceiling, wall mounted vertical flat panel radiator.

#### **FIRST FLOOR LANDING**

Access to loft space with ladder and light, wall mounted radiator, built in cupboard housing hot water cylinder. Decorative panelled doors to:

#### **BEDROOM ONE**

11' 7" max x 11' 1" (3.53m x 3.38m) uPVC double glazed sash window to front aspect, wall mounted hot and cold air conditioning unit which cools and heats, fitted mirrored wardrobes to one wall. Decorative panelled door to:

#### **ENSUITE**

uPVC double glazed sash window to front aspect, W.C with display shelf over, pedestal mounted wash hand basin, wall mounted heated towel rail, walk in shower unit, tiled splash back, tiled floor, spotlights to ceiling.

### **BEDROOM TWO**

11' 6" x 10' 8" (3.51m x 3.25m) uPVC double glazed sash window to front aspect, wall mounted radiator.

### **BEDROOM THREE**

12' 8" x 10' 6" (3.86m x 3.2m) uPVC double glazed window to rear aspect, wall mounted radiator.

### **BEDROOM FOUR**

10' 4" x 9' 8" (3.15m x 2.95m) uPVC double glazed window to rear aspect, wall mounted radiator.

### **BATHROOM**

uPVC double glazed frosted window to rear aspect, wall mounted heated towel rail, W.C, display shelf, panelled bath with shower attachment and mirrored screen, tiled splash back, tiled floor, spotlights to ceiling.

### **OUTSIDE REAR**

Paved patio with contrasting bordered edge and French drain, garden mainly laid to lawn with shingled slate and plant borders. Irrigation system fitted, outside tap, gated access to front, recessed space for shed, courtesy door to garage.

### **GARAGE**

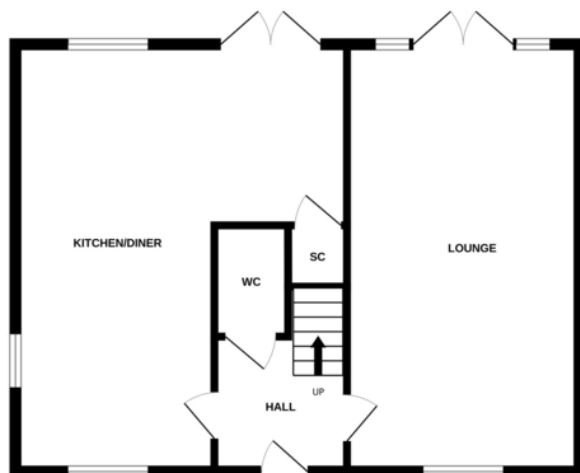
Approx. 19' 7" x 9' 6" (5.97m x 2.9m) Up and over door, power and light, block paved driveway for 2/3 vehicles.

### **FRONT**

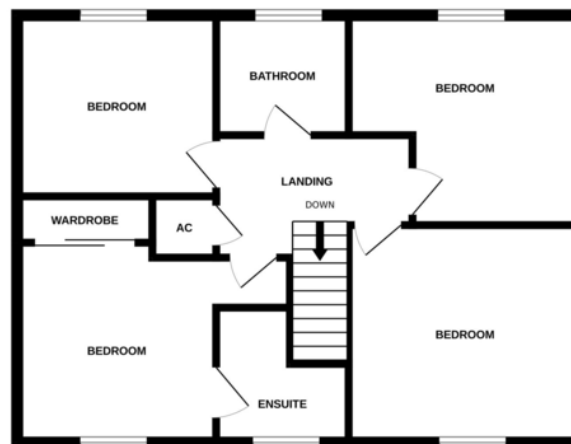
Path to front door with shrub and plant borders, outside tap. Irrigation system fitted.



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 E

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		94 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