



**Kennedy  
& Foster**

14 Handel Way  
Biggleswade  
SG18 8TY  
**£465,000**

- Linked Detached Family Home
- Accommodation Over Three Floors
- Four Good Sized Bedrooms
- Cloakroom
- Media Wall in Lounge
- Ensuite
- Well Maintained Rear Garden
- Garage and Parking





A well presented family home located on the popular Kings Reach development. This link detached town house offers well proportioned accommodation over three floors and benefits from a cloakroom, media wall in the lounge, four good size bedrooms, ensuite, attractive garden, garage and parking.

Frosted double glazed front door into:

### **HALL**

Open plan hallway. Wall mounted radiator. Stairs rising to first floor accommodation with built in cupboard under with additional soft close drawers. LVT floor. Spotlights to ceiling. Panelled doors to cloakroom and lounge. Opening into:

### **KITCHEN/BREAKFAST ROOM**

11' 3" x 9' 1" (3.43m x 2.77m) UPVC double glazed window to front aspect. LVT floor. Wall mounted radiator. Range of fitted eye level and base units with contrasting work surface over. Tiled splash back. Built in double oven and gas hob with glass splash back and chimney style extractor over. 1 1/2 bowl sink and drainer unit. Space for integrated dish washer. Space for washing machine and fridge freezer. Spotlights to ceiling.

### **CLOAKROOM**

Close coupled W.C. Pedestal mounted wash hand basin with tiled splash back. Spotlights to ceiling. LVT floor.

### **LOUNGE DINER**

14' 7" x 13' 8" (4.44m x 4.17m) UPVC double glazed French doors opening on to garden patio. LVT floor. Wall mounted radiator. Spotlights to ceiling. Built in media wall with recess shelving and fitted cupboards, and flame effect fire.

### **1ST FLOOR ACCOMODATION**

Landing: spotlights to ceiling. Built in cupboard with shelves. Built in cupboard housing hot water cylinder and linen shelving. Wall mounted radiator. Panelled door to inner landing. Panelled doors to:

### **BEDROOM TWO**

11' 1" x 9' 11" (3.38m x 3.02m) UPVC double glazed window to rear aspect. Wall mounted radiator. Spotlights to ceiling.

### BEDROOM THREE

10' 6" x 8' 11" (3.2m x 2.72m) UPVC double glazed window to front aspect. Wall mounted radiator. Spotlights to ceiling.

### BEDROOM FOUR

11' 0" x 5' 10" (3.35m x 1.78m) UPVC double glazed window to rear aspect. Wall mounted radiator. Spotlights to ceiling.

### BATHROOM

Panelled bath with shower and screen. Pedestal mounted wash hand basin. Close couple W.C. Wall mounted heated towel rail. Tiled surround with display shelf.

### INNER LANDING

UPVC double glazed window to front aspect. Wall mounted radiator. Spotlights to ceiling. Stairs rising into:

### BEDROOM ONE

18' 4" x 12' 5" (5.59m x 3.78m) UPVC double glazed window to front aspect. Double glazed Velux window to rear aspect. Wall mounted radiator. Panelling to one wall. Fitted mirrored wardrobes. Panelled door to:

### ENSUITE

UPVC double glazed Velux window to rear aspect. Pedestal mounted wash hand basin. Close couple W.C. Walk in double shower and sliding screen. Wall mounted heated towel rail. Tiled splash back.

### OUTSIDE REAR

Garden mainly laid to lawn with sleep borders, paved patio. Raised decking area for alfresco dining. Enclosed by timber panel fencing. Gated access to side path leading to:

### GARAGE

Up and over door with parking space in front (vehicular access via Davies Croft)

### FRONT

Shingled front garden with path to front door. Attractive wrought iron fencing and gate.



**COUNCIL TAX BAND**

Tax band D

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

**OFFICE**

2 Market House  
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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