



**Kennedy  
& Foster**

49 Windermere Drive  
Biggleswade  
SG18 8LT  
**£499,950**

- TRULY BEAUTIFUL HOME
- WALKING DISTANCE OF TRAIN STATION & TOWN CENTRE
- EXTENDED SEMI
- FITTED KITCHEN

- BREAKFAST ROOM
- LOUNGE/DINING ROOM
- CONSERVATORY
- SHOWER ROOM AND SEPARATE BATHROOM



A home to be proud to own. A truly stunning semi detached extended property with easy walking distance to train station and town centre. This amazing home has an entrance hall, breakfast room, kitchen, lounge/dining room, conservatory, 4 bedrooms, shower room and separate bathroom. To compliment this property is the well looked after rear garden, good size driveway and garage. Contract Kennedy & Foster the Sole Agents to arrange your viewing.

#### **FRONT DOOR INTO:**

#### **ENTRANCE HALL**

Panelling to half height, radiator with radiator cover, stairs with panelling to first floor landing, laminate flooring. Opening to:

#### **BREAKFAST ROOM**

11' 7" x 7' 04" (3.53m x 2.24m) Panelling to half height, understairs storage cupboard, laminate flooring, radiator, base storage cupboard and larder cupboard, window to conservatory. Opening to:

#### **KITCHEN**

12' 11" x 8' 10" (3.94m x 2.69m) Shake style wall, base and drawer units incorporating a wine rack and work surface over. Space for fridge/freezer, washing machine, dishwasher, oven and extractor hood over. Stainless steel 1 1/2 bowl sink unit with mixer tap, radiator, uPVC double glazed window to rear and uPVC double glazed door to side.

#### **LOUNGE/DINING ROOM**

24' 02" x 10' 02" 8' 10" in dining area (7.37m x 3.1m) Two radiators, uPVC double glazed window to front, refitted carpet, coving to ceiling, electric fire with surround, uPVC double glazed patio doors to:

#### **CONSERVATORY**

16' 5" x 9' 11" (5m x 3.02m) Radiator, light and power, oak flooring, uPVC double glazed French door to rear garden.

#### **FIRST FLOOR LANDING**

Panelling to half height, loft hatch, airing cupboard with cylinder and shelving. Doors to:

### MASTER BEDROOM

12' 05" x 8' 10" (3.78m x 2.69m) Dado rail, radiator, uPVC double glazed window to front. Archway to:

### DRESSING ROOM

6' 0" x 5' 11" to front of wardrobe (1.83m x 1.8m) Built in double wardrobes with mirrored sliding doors, dado rail, radiator, uPVC double glazed window to front.

### SHOWER ROOM

Corner shower cubicle with shower over and mixer tap, inset basin with cupboard under, Low level WC, tiled floor, radiator, uPVC double glazed window.

### BEDROOM TWO

13' 01" x 19' 11" (3.99m x 6.07m) Double wardrobe with mirrored sliding doors, double radiator, uPVC double glazed window to front.

### BEDROOM THREE

10' 9" x 10' 00" (3.28m x 3.05m) Radiator, uPVC double glazed window to rear.

### BEDROOM FOUR

8' 10" x 7' 03" plus door recess (2.69m x 2.21m) uPVC double glazed window to rear, radiator.

### BATHROOM

Panelled bath with mixer tap hand held shower attachment, radiator, pedestal basin, low level WC, tiled floor, uPVC double glazed frosted window to rear.

### OUTSIDE

#### FRONT

Driveway leading to:

#### GARAGE

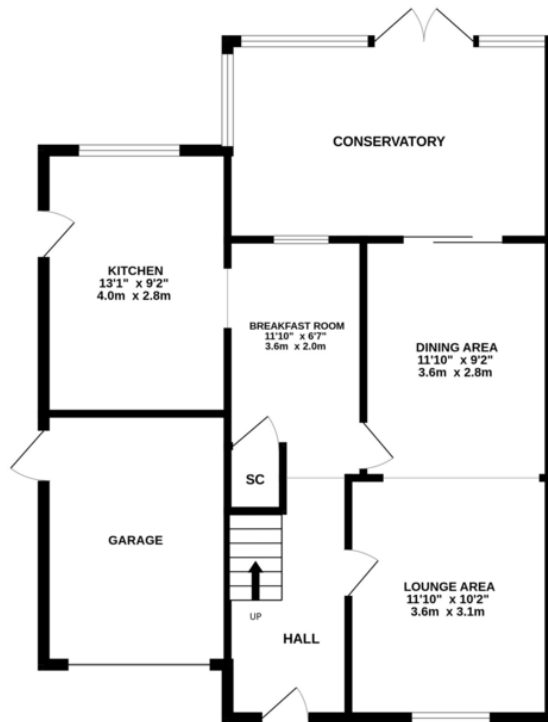
13' 01" x 9' 01" (3.99m x 2.77m) Up and over door, wall mounted gas boiler, personnel door to side.

#### REAR GARDEN

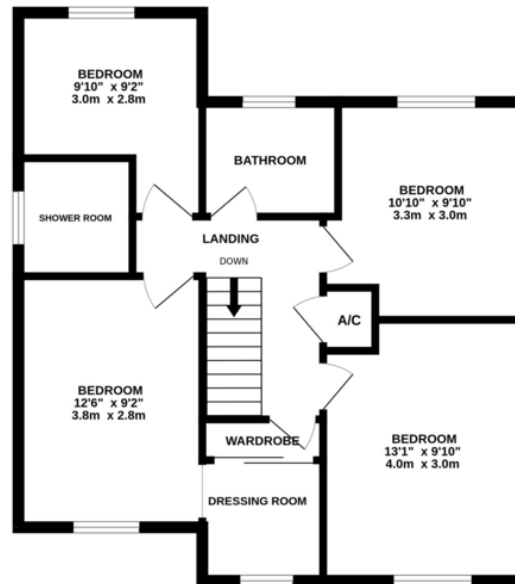
Paved patio, shed, outside tap, electric points, paved patio area, pond, flower and shrubs, conifers, personnel door to garage.



GROUND FLOOR  
780 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



TOTAL FLOOR AREA: 1400 sq.ft. (130.1 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.  
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## COUNCIL TAX BAND

Tax band C

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 77 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