



**Kennedy
& Foster**

30 Kennett Drive
Biggleswade
SG18 8NR
OIEO £375,000

- IMMACULATE THROUGHOUT
- 3 BEDROOM SEMI-DETACHED
- REFITTED KITCHEN
- REFITTED EN SUITE AND FAMILY BATHROOM
- DOWNSTAIRS CLOAKROOM
- WELL KEPT GARDENS
- GARAGE AND PARKING
- KINGS REACH DEVELOPMENT



Presented in immaculate order throughout, this three bedroom semi-detached house is not to be missed. The property has already seen many upgrades and improvements made by the current owners to include a refitted kitchen with integrated appliances and a quartz work surface, a refitted ensuite and family bathroom. In addition there is a well kept garden, garage and parking. Contact K & F the sole agents to arrange your viewing.

FRONT DOOR INTO

ENTRANCE HALL

Stairs rising to first floor landing. Amtico Herringbone flooring. Wall mounted radiator. Doors to:

CLOAKROOM

Pedestal mounted wash hand basin with tiled splashback. WC with hidden cistern. Wall mounted radiator. Karndean flooring.

RE FITTED KITCHEN / DINING ROOM

15' 2" x 7' 6" (4.62m x 2.29m) Refitted shaker style kitchen with eye level and base level units with quartz work surfaces over. Metro style splashback. Built in oven and induction hob with extractor over. Integrated fridge/freezer, washing machine and dishwasher. Inset sink with drainer in work surface. Amtico Herringbone flooring. uPVC double glazed sash window to front aspect. Wall mounted radiator. Wall mounted central heating boiler.

LOUNGE

14' 9" x 11' 00" excluding door recess." (4.5m x 3.35m) uPVC double glazed sash window and French doors to rear garden. Wall mounted radiator. Built in cupboard.

FIRST FLOOR LANDING

Access to loft space. Wall mounted radiator. Built in cupboard housing hot water cylinder and linen shelving. Doors to:

BEDROOM ONE

11' 6" x 8' 1" (3.51m x 2.46m) uPVC double glazed window to rear aspect. Wall mounted radiator. Built in cupboard with hanging rail. Door to:

RE FITTED EN SUITE

Shower unit with rainwater shower and hand shower attachment. WC. Wash hand basin with built in drawers under. Tiled splashback. Recess display shelf. Spotlights to ceiling.

BEDROOM TWO

9' 7" x 7' 5" (2.92m x 2.26m) uPVC double glazed sash window to front aspect. Wall mounted radiator.

BEDROOM THREE

8' 3" x 6' 4" (2.51m x 1.93m) uPVC double glazed sash window to front aspect.

REFITTED BATHROOM

Panelled bath with rainfall shower and hand held shower attachment, shower screen. Close coupled w.c., wash hand basin with drawers under. Wall mounted heated towel rail. Spotlights to ceiling.

OUTSIDE

FRONT GARDEN

Landscaped garden with white stones, shrubs and plants.

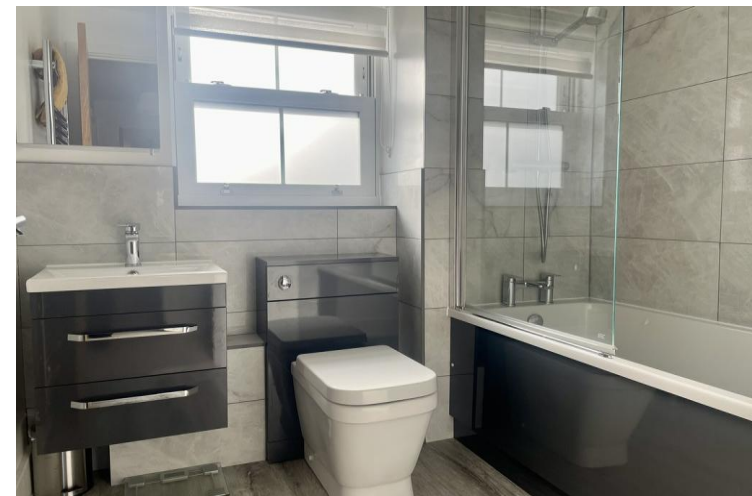
Paved path to front door and a paved path to gated side access leading to rear garden.

GARAGE

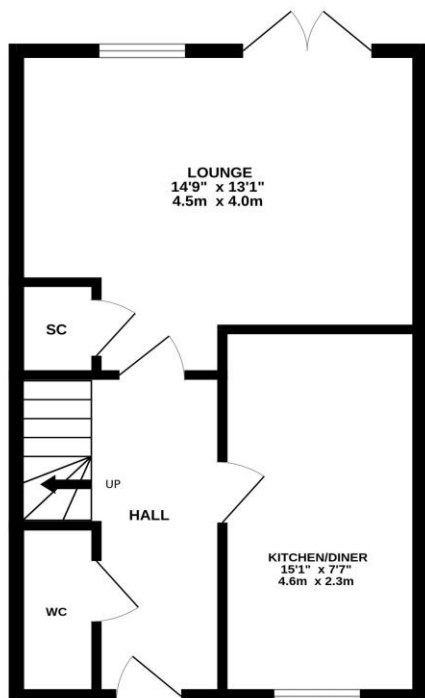
Roller door, power and light. Parking in front of garage for one car.

REAR GARDEN

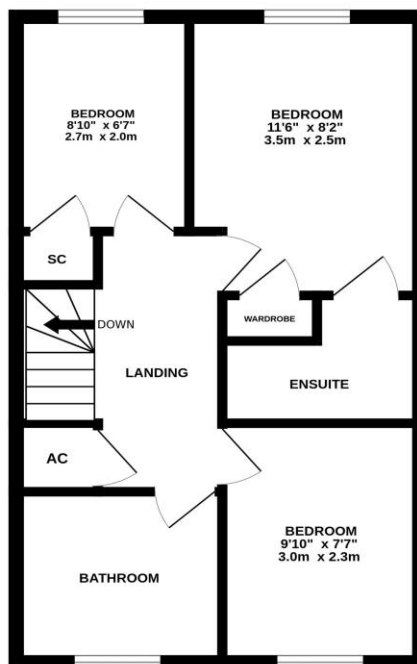
Porcelain tiled patio. Lawn with plants, shrubs and small tree borders. Timber shed. Side path leading to gated front access.



GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 824 sq.ft. (76.6 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 D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 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