



**Kennedy
& Foster**

52 Rutherford Way

Biggleswade

SG18 8GA

£400,000

- THREE GOOD SIZE BEDROOMS
- DETACHED FAMILY HOME
- KITCHEN/DINER
- LOUNGE/DINER
- CLOAKROOM AND ENSUITE
- CARPORT AND DRIVEWAY
- SOUTH FACING GARDEN
- POPULAR KINGS REACH DEVELOPMENT



A well presented detached family home with well proportioned accommodation over two floors. Offering a versatile layout downstairs with both a kitchen/diner and 17ft lounge/diner, the property also benefits from a cloakroom, three good size bedrooms, ensuite, south facing garden and driveway with carport.

DOUBLE GLAZED COMPOSITE FRONT DOOR INTO:

HALLWAY

Wood Laminate floor, wall mounted radiator, stairs rising to first floor with recess storage space under, built in cupboard. Panelled doors to:

KITCHEN/DINER

11' 8" 13' 3" into bay x 10' 3" (3.56m x 3.12m) uPVC double glazed bay window to front aspect, wood laminate floor. Range of fitted eye level and base units with wood effect work surface over and upstand. Built in cupboard housing wall mounted combi boiler, 1 1/2 bowl stainless steel sink and drainer unit, built in oven and gas hob with extractor over and tiled splash back, space for washing machine, dishwasher and fridge/freezer, wall mounted radiator.

CLOAKROOM

Pedestal mounted wash hand basin with tiled splash back, close coupled WC, wall mounted radiator.

LOUNGE/DINER

17' 3" x 12' 7" (5.26m x 3.84m) uPVC double glazed French doors to garden, wood laminate floor, wall mounted radiator, built in cupboard.

FIRST FLOOR LANDING

Wall mounted radiator, access to loft space, built in cupboard with hanging rail and shelf. Panelled doors to:

BEDROOM

10' 4" excluding door recess x 11' 6" widening to 13' 9" (3.15m x 3.51m) uPVC double glazed window to front door, wall mounted radiator. Panelled door to:

ENSUITE

uPVC double glazed frosted window to front aspect, close coupled WC, pedestal mounted wash hand basin with tiled splash back, wall mounted radiator, shower cubicle with hand held shower attachment.

BEDROOM

11' 2" x 9' 10" (3.4m x 3m) uPVC double glazed window to rear aspect, wall mounted radiator.

BEDROOM

10' 1" x 7' 1" (3.07m x 2.16m) uPVC double glazed window to rear aspect, wall mounted radiator.

BATHROOM

Panelled bath with shower attachment, close coupled WC, pedestal mounted wash hand basin, tiled splash back, wall mounted radiator.

REAR GARDEN

Paved patio with garden mainly laid to lawn, hardstanding for shed, enclosed by timber panel fencing, gated access to driveway.

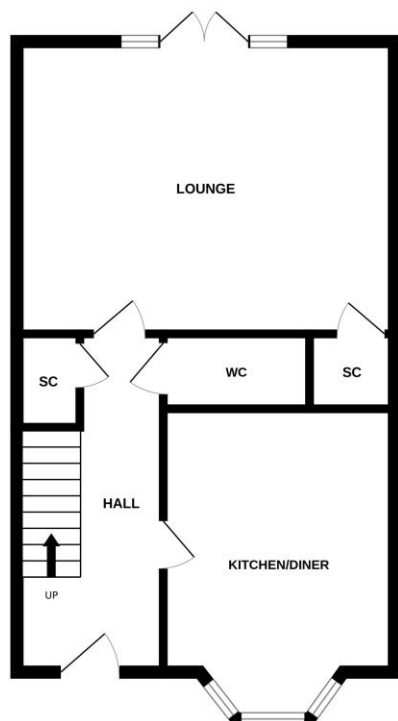
FRONT GARDEN

Shingled front garden with path to front door.

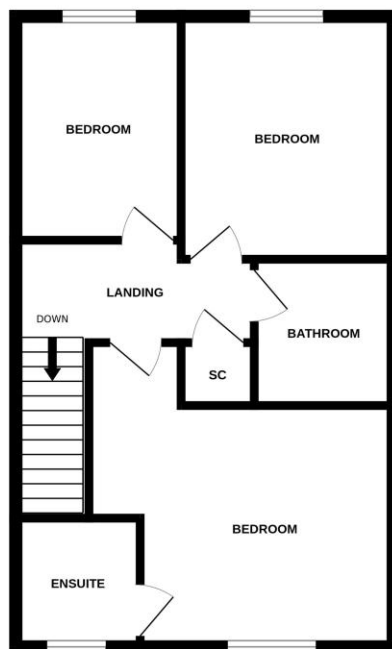
CARPORT DRIVEWAY FOR TWO CARS



GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA: 968 sq.ft. (89.9 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		
81-91	B		83 B
69-80	C	79 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. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.