



**Kennedy
& Foster**

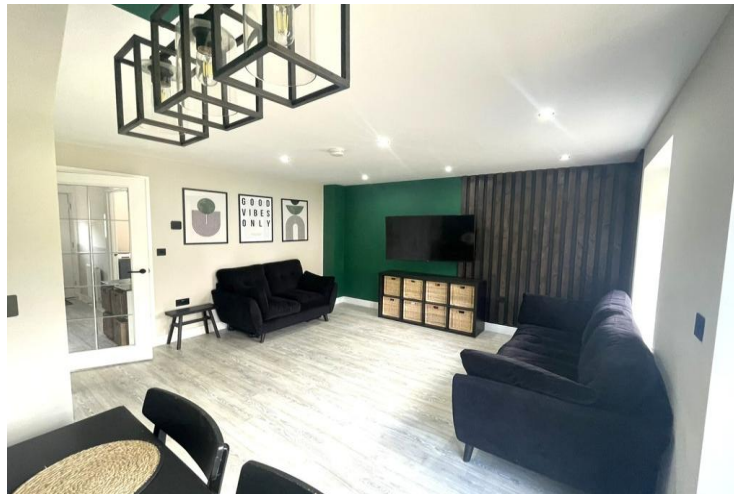
8 Geranium Croft

Biggleswade

SG18 8YS

£375,000

- THREE BEDROOM SEMI DETACHED
- UNDER 2 YEARS OLD
- KITCHEN/BREAKFAST ROOM
- LOUNGE/DINER
- CLOAKROOM
- ENSUITE & FAMILY BATHROOM
- GOOD SIZE GARDEN
- DRIVEWAY TO SIDE



A beautiful three bedroom semi detached homes less than 2 years old. Located close to the Saxon Gate Leisure Centre, the property offers a kitchen/breakfast room, lounge/diner, cloakroom, en suite, good size garden and driveway to side. Early viewing is advised to avoid disappointment.

COMPOSITE DOUBLE GLAZED DOOR INTO:

ENTRANCE HALL

Stairs rising to first floor, wall mounted radiator. Amtico floor, panelling to one wall. Panelled doors to:

CLOAKROOM

Double glazed frosted window to front aspect, close coupled WC, pedestal mounted wash hand basin with tiled splash back, wall mounted heated towel rail, tiled floor.

KITCHEN/BREAKFAST ROOM

10' 8" x 8' 8" (3.25m x 2.64m) uPVC double glazed window to front aspect, range of eye level and base units with marble effect work surface over and upstand, 1 1/2 bowl sink and drainer unit. Built in oven and gas hob with chimney style extractor over, integrated fridge, freezer, washing machine and dishwasher. Amtico floor, spotlights to ceiling, wall mounted radiator.

LOUNGE/DINER

13' 9" x 12' 10" widening to 16' 1" (4.19m x 3.91m) uPVC double glazed window and doors to garden, two wall mounted radiators, built in cupboard under stairs. Amtico floor, panelling to one corner, spotlight to ceiling.

FIRST FLOOR LANDING

Spotlights to ceiling, built in cupboard with shelves, access to loft space. Panelled doors to:

BEDROOM ONE

9' 10" x 9' 3" widening to 11' 11" (3m x 2.82m) uPVC double glazed window to rear aspect, wall mounted radiator. Panelled door to:

ENSUITE

Walk in shower unit, close coupled WC, pedestal mounted wash hand basin, tiled splash back, wall mounted heated towel rail, tiled floor, spotlights to ceiling.

BEDROOM TWO

9' 10" x 9' 3" (3m x 2.82m) uPVC double glazed window to front aspect, wall mounted radiator.

BEDROOM THREE

6' 7" x 6' 6" (2.01m x 1.98m) uPVC double glazed window to rear aspect, wall mounted radiator.

BATHROOM

uPVC double glazed frosted window to rear aspect, spotlights to ceiling, panelled bath with shower attachment, pedestal mounted wash hand basin, close coupled WC, tiled splash back, wall mounted heated towel rail, tiled floor.

FRONT GARDEN

Shingled garden with path to front door.

DRIVEWAY WITH PARKING FOR TWO CARS WITH ELECTRIC CHARGING POINT

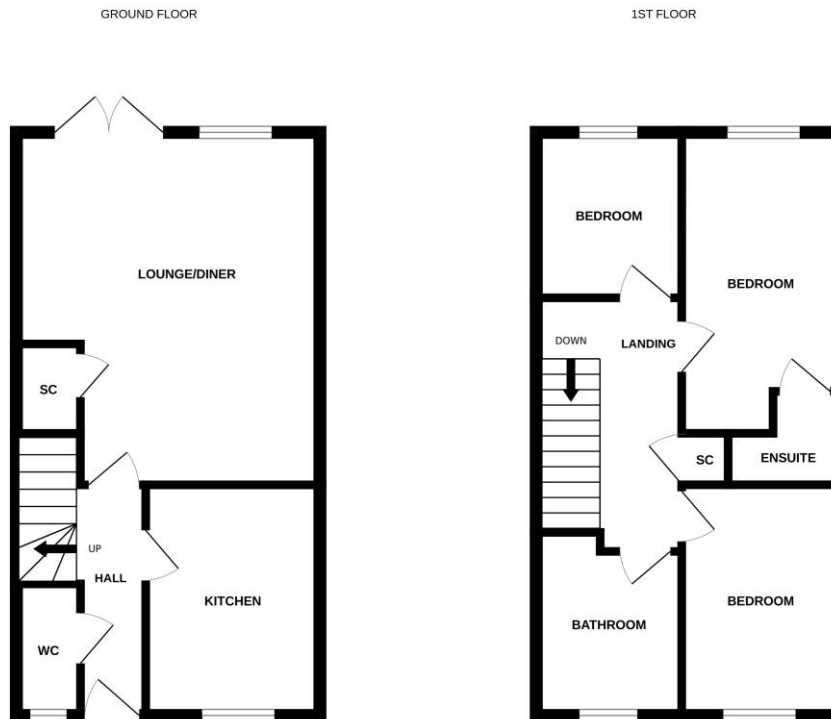
REAR GARDEN

Mainly laid to lawn and enclosed by timber panel fencing, patio area, space for shed, gated access to driveway.

AGENT NOTES

There will be a fee when the development is complete in the region of £189.24 per annum.





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	84 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 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