



**Kennedy
& Foster**

16 Turing Road
Biggleswade
SG18 8GB
£345,000

- TWO DOUBLE BEDROOMS
- EXTENDED SEMI DETACHED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN/LIVING AREA

- CLOAKROOM
- ATTRACTIVE SUN ROOM
- FAMILY BATHROOM AND EN SUITE
- CARPORT



Wow! Beautifully presented throughout, this semi detached house has been extended by the current owners to offer a sunroom, cloakroom, open plan kitchen/ living area, family bathroom, en suite and car port. Internal viewing is recommended to appreciate this wonderful home.

COMPOSITE FRONT DOOR INTO

FRONT ENTRANCE

Frosted double glazed panel to front, wall mounted radiator, built in utility cupboard with space for washing machine and dryer, wall mounted combi boiler, tiled floor, glazed panel door to living area. Panelled door to:

CLOAKROOM

4' 11" x 4' 1" (1.5m x 1.24m) Frosted double glazed windows to two aspects, close coupled WC, pedestal mounted wash hand basin with tiled splash back, wall mounted radiator with cover, tiled floor.

OPENPLAN LIVING

23' 0" x 13' 1" (7.01m x 3.99m)

KITCHEN

Range of fitted eye level and base units with contrasting work surface and upstand, 1 1/2 bowl sink and drainer unit, built in oven and gas hob with extractor chimney over and glass splash back. Integrated dishwasher, space for fridge/freezer, stairs rising to first floor accommodation, tiled floor.

LIVING AREA

LVT floor, wall mounted radiator, uPVC double glazed window to side, double glazed bifold doors to:

SUN ROOM

10' 2" x 8' 10" (3.1m x 2.69m) uPVC double glazed window to three aspects, windows and French doors opening to garden, solar glass roof, LVT floor.

FIRST FLOOR LANDING

Wall mounted radiator, access to loft space boarded for storage . Panelled doors to:

BEDROOM

9' 9" to wardrobe x 9' 9" (2.97m x 2.97m) uPVC double glazed window to rear aspect, wall mounted radiator, fitted double wardrobes with mirrored doors. Panelled door to:

ENSUITE

Walk in shower unit with wall mounted shower, pedestal mounted wash hand basin, close coupled WC, tiled surround, tiled floor, wall mounted radiator.

BEDROOM

9' 7" min (11') x 8' 4" (2.92m x 2.54m) uPVC double glazed window to front aspect, wall mounted radiator, fitted wardrobes with mirrored sliding doors.

BATHROOM

uPVC double glazed frosted window to side aspect. Panelled bath with shower and screen, pedestal mounted wash hand basin, close coupled WC, wall mounted heated towel rail, tiled surround, tiled floor.

OUTSIDE REAR

Garden enclosed by timber panel fencing with gated access (Leading to parking). Faux lawn with space for gazebo.

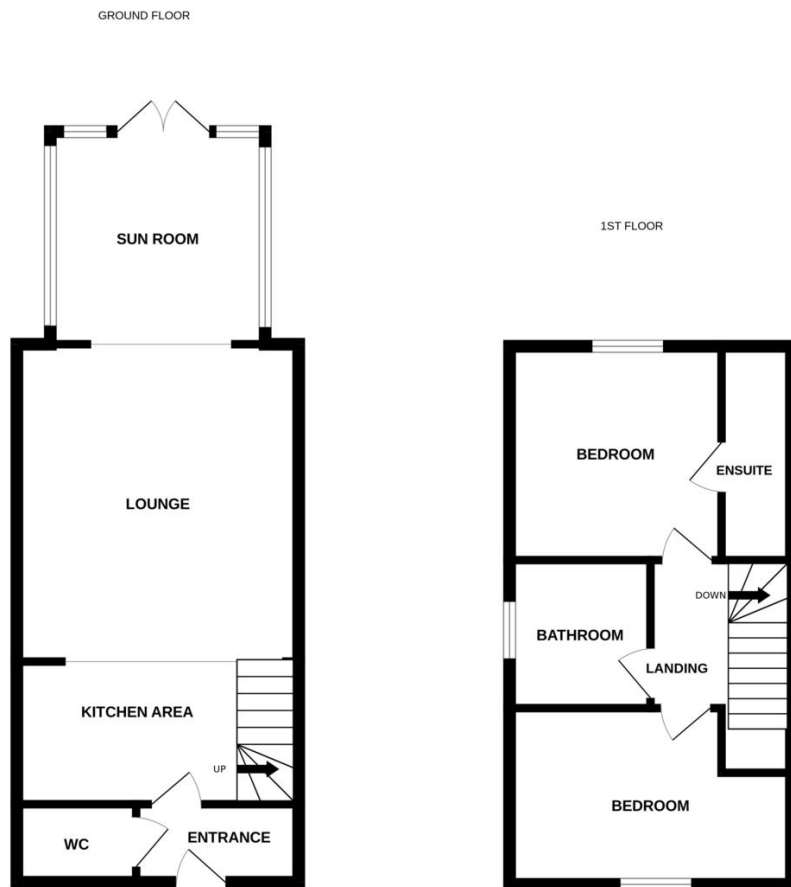
FRONT

Pathway to front door, shingled slate.

PARKING

Carport providing sheltered parking for one vehicle with an additional parking space in front.





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.

Made with Metropex ©2025

COUNCIL TAX BAND

Tax band

TENURE

Freehold

LOCAL AUTHORITY

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		

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. 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.