



**Kennedy
& Foster**

10 Drove Road
Biggleswade
SG18 8HD

Fixed Price £499,950

- EXTENDED SEMI DETACHED HOME
- FOUR BEDROOMS
- SEPARATE RECEPTION ROOMS
- SPACIOUS RECEPTION HALL

- ENSUITE TO MAIN BEDROOM
- ATTRACTIVE REAR GARDEN
- OFF ROAD PARKING
- WELL LOCATED FOR TOWN AND TRAIN STATION



A beautiful character property offering a wealth of period features and presented in an immaculate condition throughout. Step into a large reception hall with Herringbone floor and a dogged legged stair case rising to the first floor. Relax in the lounge that offers shutter blinds, a wood burning stove and Herringbone floor. Socialise with friends in the dining room while preparing a meal in the stunning shaker style kitchen. Enjoy warm evenings in the garden while pottering around or alfresco dining. This property will not disappoint.

DECORATIVE GLAZED FRONT DOOR INTO:

ENTRANCE HALL

9' 8" x 7' 4" (2.95m x 2.24m) Herringbone floor, stairs rising to first floor accommodation with built in cupboard under, dado rail, decorative coving and ceiling rose. Panelled doors to:

LOUNGE

13' 6" into bay x 11' 4" (4.11m x 3.45m) uPVC double glazed bay window to front aspect with fitted shutters, herringbone floor, wall mounted radiator, chimney breast with wood burner, fitted cupboard with shelves over, coving and decorative ceiling rose.

DINING ROOM

12' 5" x 6' 8" (3.78m x 2.03m) uPVC double glazed window to rear aspect, single panel radiator, herringbone floor, spotlights to ceiling. Step down to:

KITCHEN

20' 6" x 7' 4" (6.25m x 2.24m) uPVC double glazed window to front aspect, glazed door to rear, herringbone floor, fitted kitchen with work surface over, inset sink with drainer unit in work surface, space for fridge/freezer, washing machine and dryer. Integrated dishwasher, built in double oven with 5 point gas hob and extractor over, spotlights to ceiling, metro style splash back.

FIRST FLOOR LANDING

Dado rail, stairs to second floor. Doors to:

BEDROOM

12' 06" x 11' 05" (3.81m x 3.48m) Exposed floorboards, uPVC double glazed window to front. coving to ceiling, radiator.

BEDROOM

9' 06" x 7' 06" (2.9m x 2.29m) Loft hatch, uPVC double glazed window to rear, coving to ceiling.

BEDROOM

9' 04" x 7' 06" (2.84m x 2.29m) uPVC double glazed window to rear, coving to ceiling, exposed floorboards.

BATHROOM

Bath with refitted electric shower tiled splash back, cupboard under, close coupled WC, heated towel rail, extractor.

SECOND FLOOR LANDING

Sky light, cupboard housing gas combi boiler. Doors to:

BEDROOM

11' 10" x 8' 7" widening to 10' 02" (3.61m x 2.62m) Vertical radiator, uPVC double glazed window to rear, fitted wardrobe along one wall.

SHOWER ROOM

Vertical radiator, tiled shower cubicle, vanity basin with cupboards under, two uPVC double glazed Velux windows, eaves storage.

OUTSIDE

FRONT

Gravel driveway providing off road parking for three cars.

REAR GARDEN

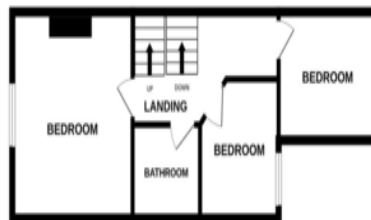
Lawn, paved patio, further gravel patio to the rear of the garden, shrubs and flowers, green house, singled path, shed, and gated side access.



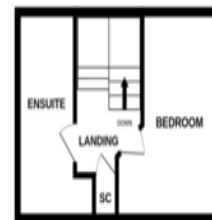
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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		81 B
69-80	C		
55-68	D	59 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.