



**Kennedy
& Foster**

111 Dells Lane
Biggleswade
SG18 8LD

Guide Price £450,000 - £475,000

- DETACHED CHALET
- NON ESTATE LOCATION
- THREE BEDROOMS (ONE DOWNSTAIRS)
- OPEN PLAN KITCHEN/DINING ROOM

- CONSERVATORY
- GARAGE, DRIVEWAY & GENEROUS GARDEN
- WALKING DISTANCE TO TRAIN STATION AND TOWN CENTRE
- NO UPWARD CHAIN



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Situated in this non estate location within walking distance of the train station and town centre, this detached chalet style property offers downstairs and upstairs bedrooms, open plan kitchen/dining room, conservatory, lounge, and ground floor shower room. The property has the added benefits of being chain free, generous rear garden, garage and parking. Contact Kennedy & Foster the sole agents to arrange your viewing.

UPVC DOUBLE GLAZED DOOR INTO:

PORCH

Wood panelling to walls. Wood front door into.

HALLWAY

Wall mounted radiator, stairs rising to first floor accommodation with built in cupboard under, built in cupboard housing hot water cylinder. Panelled doors to:

KITCHEN/BREAKFAST/DINING ROOM

19' 5" x 10' 0" (5.92m x 3.05m) uPVC double glazed window to garden, uPVC double glazed frosted window to side porch/lean to. Range of fitted eye level and base units with work surface over incorporating breakfast bar, single bowl sink and drainer unit. Space for oven with extractor over, space for dishwasher and fridge, wall mounted radiator, coving to ceiling. Opening to:

DINING AREA

13' 3" x 9' 0" (4.04m x 2.74m) LVT floor, uPVC double glazed window to side, uPVC double glazed doors to conservatory, wall mounted radiator, coving to ceiling, bi folding glazed doors to:

LOUNGE

19' 10" x 9' 4" narrowing to 8' 8" (6.05m x 2.84m) uPVC double glazed window to front and side aspects, coving to ceiling, gas fire (STS) with surround and hearth, back boiler, wall mounted radiator, wood laminate flooring. Panelled door to hallway.

CONSERVATORY

10' 0" x 9' 0" (3.05m x 2.74m) uPVC double glazed window to 3 aspects, uPVC double glazed doors to garden, wood laminate floor.

BEDROOM

10' 6" max x 10' 0" (3.2m x 3.05m) uPVC double glazed window to front aspect, wall mounted radiator, range of fitted bedroom furniture.

REFITTED SHOWER ROOM

uPVC double glazed frosted window to rear porch/lean to, close coupled WC, vanity unit with wash hand basin and drawers under, double shower unit, wall mounted heated towel rail, tiled surround, tiled floor, spotlights to ceiling.

FIRST FLOOR LANDING

Panelled doors to:

BEDROOM

10' 0" x 8' 8" (3.05m x 2.64m) uPVC double glazed window to rear and side aspect, wall mounted radiator, access to eaves storage.

BEDROOM

10' 6" x 8' 7" (3.2m x 2.62m) uPVC double glazed window to front and side aspect, access to eaves storage, wall mounted radiator.

GENEROUS SIZE REAR GARDEN

Paved patio with garden mainly laid to lawn and enclosed by timber panel fencing, shrub and plant borders. Timber side lean to shed, access to garage, gated access to side, path leading to driveway.

FRONT

Block paved driveway providing off road parking for 2-3 cars, part enclosed by low level brick wall and Laurel hedging.

GARAGE

Up and over door.



COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

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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.