



**Kennedy
& Foster**

119 Dells Lane
Biggleswade
SG18 8LD

Guide Price £450,000 - £460,000

- WELL PRESENTED EXTENDED SEMI NON ESTATE POSITION
- THREE GOOD SIZE BEDROOMS
- DINING ROOM
- STUDY AREA
- KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS SHOWER ROOM AND UPSTAIRS BATHROOM
- GARAGE AND AMPLE PARKING
- WITHIN WALKING DISTANCE TO TOWN CENTRE, TRAIN STATION AND SCHOOLS



GUIDE PRICE £450,000 - £460,000

GREAT LOCATION - EXTENDED SEMI DETACHED - GARAGE AND PARKING.

Situated within easy walking distance to train station, town centre, local schools and overlooking a green area with mature trees, this well presented EXTENDED non estate semi detached property that must be viewed to fully appreciate what this property has to offer. Accommodation comprises of: Porch/hall, lounge, dining room, study area, kitchen/breakfast room, downstairs shower room, upstairs bathroom and 3 good size bedrooms. To compliment this gorgeous property is having an easy to manage private rear garden, garage and ample parking. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

UPVC DOUBLE GLAZED FRONT DOOR WITH SIDE GLASS PANELS INTO:

ENTRANCE PORCH

Radiator, tiled floor, shelf and cloak hooks. Glazed door into:

ENTRANCE HALL

Stairs to first floor, inset lighting, radiator. Opening to:

LOUNGE

15' 05" x 12' 01" (4.7m x 3.68m) Radiator, coving to ceiling, uPVC double glazed window to front, wood flooring. Glazed door to:

DINING ROOM

15' 02" x 9' 05" (4.62m x 2.87m) Radiator, uPVC double glazed French doors to rear, wood flooring, door to inner hallway. Double opening doors to:

STUDY AREA

7' 08" x 4' 09" (2.34m x 1.45m) Inset lighting, uPVC double glazed window and door to rear garden. Opening to:

KITCHEN/BRAKFAST ROOM

19' 01" x 7' 09" (5.82m x 2.36m) Range of wall, base and drawer units with work surfaces. Range master cooker with two ovens and grill, 5 ring hob with extractor over. Built in dish washer and fridge/freezer. Butler sink, radiator, tiled floor, uPVC double glazed window to front, radiator, plumbing for washing machine, cupboard with fitted units. Opening to:

INNER HALL

Personnel door to garage, glazed door to dining room. Door to:

SHOWER ROOM

Corner shower with electric shower over, close coupled WC, pedestal basin, tiled floor, heated towel rail, extractor fan, tiling to walls and floor.

FIRST FLOOR LANDING

Access to loft, half boarded with ladder. Doors to:

BEDROOM ONE

12' 02" x 10' 08" (3.71m x 3.25m) uPVC double glazed window to front aspect, built in double wardrobe, radiator, built in airing cupboard with cylinder and shelving.

BEDROOM TWO

11' 11" x 8' 08" (3.63m x 2.64m) uPVC double glazed window to rear aspect, radiator, built in double wardrobe.

BEDROOM THREE

13' 05" x 7' 06" (4.09m x 2.29m) Dual aspect uPVC double glazed windows. radiator.

BATHROOM

Bath with pullout shower attachment, swan neck mixer tap, vanity basin and cupboard under, close coupled WC, heated towel rail, tiled splash backs, inset lighting, frosted uPVC double glazed window to rear aspect.

OUTSIDE

FRONT GARDEN

Shingle area, driveway for approx. 4/5 cars.

GARAGE

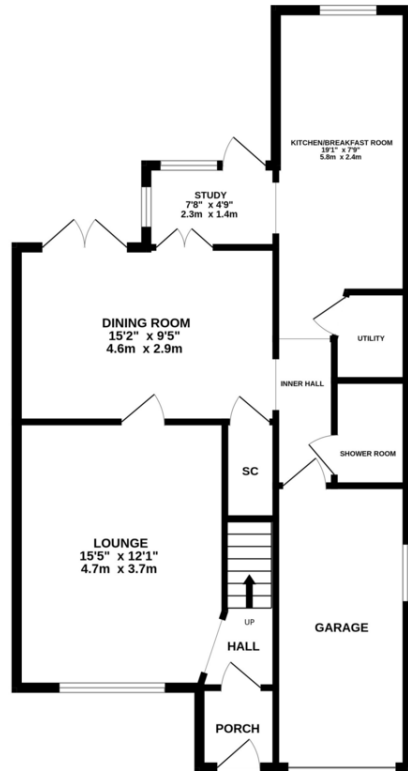
Up and over door, power and light, wall mounted boiler, personnel door to inner hallway.

REAR GARDEN

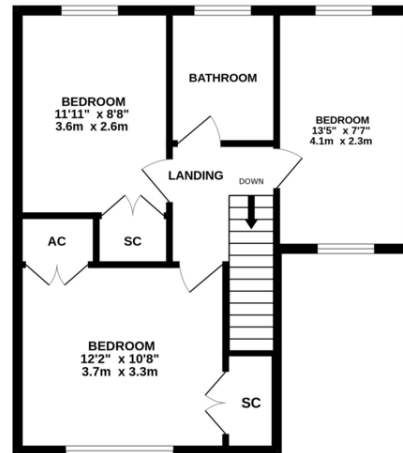
Enclosed garden, paved patio, decking area, artificial lawn, trees, conifers.



GROUND FLOOR
781 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA: 1273 sq.ft. (118.3 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 is given 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		
69-80	C	71 C	78 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.