



**Kennedy
& Foster**

5 Planets Way
Biggleswade
SG18 8FD
£378,000

- SEMI DETACHED
- THREE BEDROOMS
- LOUNGE/DINING ROOM
- KITCHEN
- CLOAKROOM, ENSUITE & FAMILY BATHROOM
- GARDENS
- GARAGE & PARKING SPACE
- CHAIN FREE



GUIDE PRICE £390,000 - £395,000. Situated on the edge of the popular Kings Reach development, this 3 bedroom nicely presented semi-detached property which has the benefit of a garage and parking space, good size lounge/dining room, kitchen, downstairs cloakroom, 3 bedrooms, ensuite and family bathroom. This lovely home is being offered chain free. Contact Kennedy & Foster the sole agents to arrange your viewing.

FRONT DOOR INTO

ENTRANCE HALL

Double radiator, coving to ceiling, stairs to first floor landing. Doors to:

CLOAKROOM

Low level W.C, pedestal basin, radiator, consumer unit, extractor fan.

LOUNGE/DINING ROOM

22' 06" x 12' 08" narrowing to 10' 02" (6.86m x 3.86m) Two double radiators, uPVC double glazed sash windows to front and side, uPVC double glazed French doors to rear garden, coving to ceiling.

KITCHEN

10' 07" x 10' 01" (3.23m x 3.07m) Wall, base and drawer units with work surfaces over, space for fridge/freezer and washing machine, 1 1/2 bowl stainless steel sink unit with mixer tap, built in oven, gas hob and extractor hood over, cupboard housing boiler, two uPVC double glazed sash windows to rear, built in under stairs cupboard.

FIRST FLOOR LANDING

Two uPVC double glazed sash windows to rear, airing cupboard with cylinder, coving to ceiling. Access to loft space. Doors to:

BEDROOM ONE

10' 07" x 9' 05" (3.23m x 2.87m) Two uPVC double glazed sash windows to rear, double radiator, two double built in wardrobes, coving to ceiling. Door to:

ENSUITE

Shower cubicle with shower over, pedestal basin, low level W.C, heated towel rail, uPVC double glazed frosted sash window to rear.

BEDROOM TWO

9' 09" x 9' 04" (2.97m x 2.84m) Dual aspect uPVC double glazed sash windows, built in double wardrobe. Radiator.

BEDROOM THREE

9' 10" x 7' 0" (3m x 2.13m) uPVC double glazed sash window to front, radiator.

BATHROOM

Panelled bath with tiled splash back and shower over, shower screen, pedestal basin, low level W.C, heated towel rail, uPVC double glazed frosted window to rear.

FRONT GARDEN

Lawn, hedging, paved pathway leading to front door.

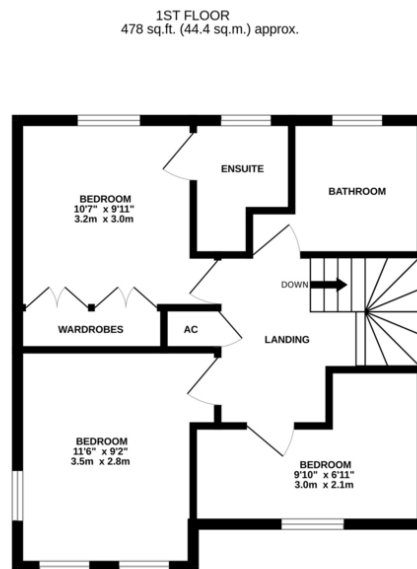
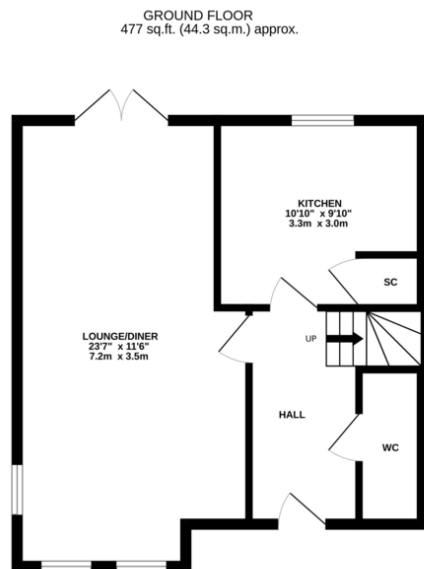
REAR GARDEN

Shed, lawn, patio area, outside tap, water butt, pathway leading to rear gated access which leads to:

GARAGE

Up and over door, set under a Coach house to rear, parking space to front of garage.





TOTAL FLOOR AREA : 955 sq.ft. (88.7 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 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		90 B
69-80	C	77 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