



**Kennedy
& Foster**

18 Sherrington Grove
Biggleswade
SG18 8LQ

Guide Price £400,000 - £425,000

- FOUR BEDROOM CORNER SEMI DETACHED
- KINGS REACH DEVELOPMENT
- LOUNGE
- KITCHEN/DINING ROOM
- CLOAKROOM, ENSUITE & FAMILY BATHROOM
- GARAGE AND DRIVEWAY
- CHAIN FREE
- VIEWING RECOMMENDED



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This nicely presented four bedroom corner semi detached property with garage and driveway, cloakroom, ensuite and family bathroom, gorgeous kitchen/dining room and lounge. The property is being offered chain free and is situated in a sought after location on the popular Kings Reach development. Contact Kennedy & Foster the Sole Agent to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Stairs to first floor, understairs storage, radiator. Doors to:

CLOAKROOM

Close coupled WC, pedestal basin, radiator, extractor fan.

KITCHEN/DINING ROOM

17' 06" x 11' 0" - 10' 01" (5.33m x 3.35m) Wall, base and drawer unit with quartz work surfaces over. Built in double oven, 5 ring gas hob with extractor over and fridge/freezer and dishwasher. Space for washing machine, cupboard housing boiler, tiled floor, uPVC double glazed bay windows in dining area and uPVC double glazed windows to dual aspect.

LOUNGE

17' 06" x 10' 10" (5.33m x 3.3m) uPVC double glazed sash window and uPVC double glazed French doors to rear garden, radiator.

FIRST FLOOR LANDING

Loft hatch, storage cupboard. Doors to:

BEDROOM ONE

11' 7" x 10' 7" (3.53m x 3.23m) Built in wardrobe with mirrored sliding doors, radiator, uPVC double glazed sash window. Door to:

ENSUITE

Tiled shower cubicle with shower over, low level WC, pedestal basin, tiled floor, frosted uPVC double glazed window, heated towel rail.

BEDROOM TWO

10' 00" x 8' 08" (3.05m x 2.64m) 'L' shaped, radiator, uPVC double glazed sash window.

BEDROOM THREE

11' 03" x 8' 6" (3.43m x 2.59m) Radiator, uPVC double glazed sash window.

BEDROOM FOUR

8' 4" x 6' 8" (2.54m x 2.03m) Radiator, uPVC double glazed sash window.

BATHROOM

Panelled bath with mixer tap and hand shower, low level WC, pedestal basin, tiled floor, heated towel rail.

OUTSIDE

FRONT

Pathway to front door, shrubs.

DRIVEWAY LEADING TO:

GARAGE

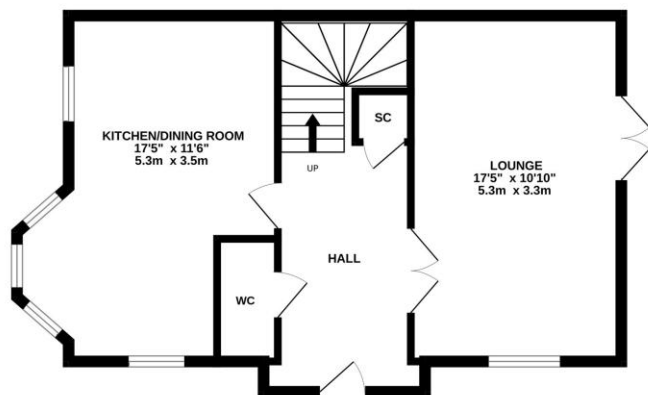
Up and over door.

REAR GARDEN

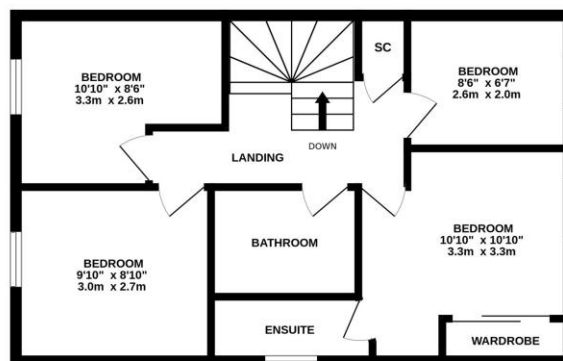
Laid to lawn, shed, outside tap, power socket, gated access to garage and driveway.



GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1015 sq.ft. (94.3 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 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		85 B
69-80	C	80 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.