



**Kennedy
& Foster**

40 Windermere Drive
Biggleswade
SG18 8LT
£240,000

- TWO BEDROOMS
- CLUSTER HOME
- ALLOCATED PARKING SPACE
- WALKING DISTANCE OF TRAIN STATION AND TOWN CENTRE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARDEN
- IDEAL FIRST TIME BUY



Situated within easy reach of the train station and town centre, this 2 bedroom nicely presented cluster home with the benefit of gas central heating and an allocated parking space. This lovely first time home has lounge with bay window, kitchen, 2 bedrooms and first floor bathroom. Contact us, the sole agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Laminate floor, airing cupboard, understairs storage cupboard, consumer unit. Doors to:

KITCHEN

11' 08" x 6' 05" (3.56m x 1.96m) Soft closing wall, base and drawers units with work surface over, stainless steel 1 1/ bowl single drainer sink unit with mixer tap, space for cooker, fridge/freezer and washing machine, radiator, uPVC double glazed window to front.

LOUNGE

14' 01" into bay x 12' 06" (4.29m x 3.81m) uPVC double glazed bay window, laminate flooring, stairs to first floor with recess under, radiator.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

11' 10" x 8' 6" plus door recess (3.61m x 2.59m) Double wardrobe with mirrored sliding door, radiator, uPVC double glazed window to front.

BEDROOM TWO

11' 10" x 6' 7" (3.61m x 2.01m) Radiator, uPVC double glazed box bay window to front, access to partially boarded loft.

BATHROOM

Bath with shower over, pedestal basin, low level WC, frosted uPVC double glazed window to front.

OUTSIDE

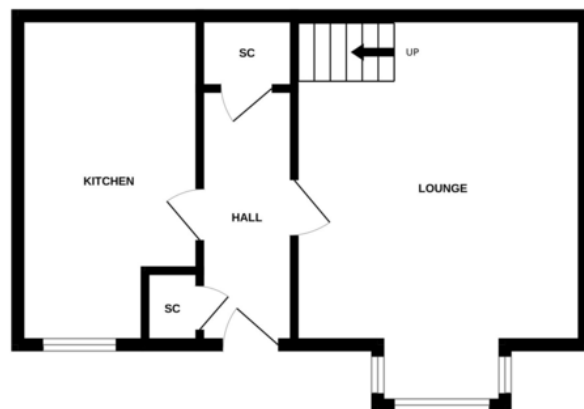
FRONT GARDEN

Lawn, pathway to front door, shed, cupboard housing boiler and storage.

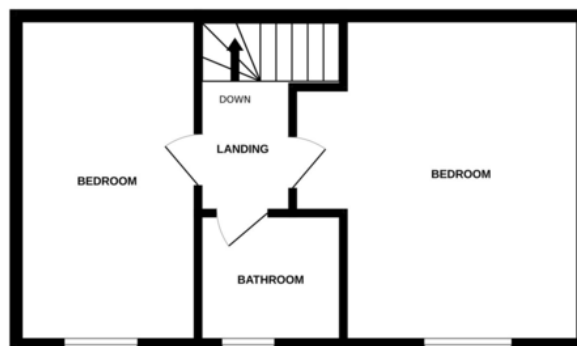
ONE ALLOCATED PARKING SPACE



GROUND FLOOR



1ST 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.
Made with Metropix ©2026

COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE

2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

T: 01767 601122

E: sales@kennedyfoster.co.uk

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.