



**Kennedy
& Foster**

28 Mountbatten Drive

Biggleswade

SG18 0JJ

OIEO £575,000

- EXTENDED DETACHED HOME
- FOUR BEDROOMS
- ESTABLISHED DEVELOPMENT
- OPEN PLAN LOUNGE/DINING/KITCHEN
- UTILITY
- CLOAKROOM, ENSUITE & FAMILY BATHROOM
- DOUBLE GARAGE WITH AMPLE PARKING



Situated in an established development with similar properties, this EXTENDED four bedroom detached property with a double garage and offering great family accommodation as follows: Hallway, cloakroom, lounge, open plan kitchen/living/dining, utility room, 4 good sized bedrooms, ensuite and family bathroom. Viewing comes recommended by Kennedy & Foster the Sole Agents.

UPVC DOUBLE GLAZED DOOR INTO

HALLWAY

Tiled floor, wall mounted radiator, stairs rising to first floor accommodation with uPVC double glazed window to front at half stair, built in cupboard under stairs, panelled doors to cloakroom, utility, kitchen and lounge.

CLOAKROOM

uPVC double glazed window to side aspect, fitted unit incorporating wash hand basin and W.C, tiled floor, wall mounted heated towel rail.

KITCHEN/DINER/FAMILY ROOM

18' 0" x 19' 0" (5.49m x 5.79m) Range of fitted eye level and base unit with work surfaces over and upstand, stainless steel sink and drainer unit, built in dishwasher, fridge and freezer. Built in double oven, five burner gas hob with extractor over, spotlights to ceiling, tiled floor, wall mounted radiator, two uPVC double glazed window to rear aspect, uPVC double glazed doors opening to patio. Centre island with breakfast bar, panelled door to utility. Double doors to lounge.

UTILITY ROOM

7' 9" x 7' 1" (2.36m x 2.16m) uPVC double glazed window to side aspect, fitted units with workfaces over and upstand, stainless sink and drainer unit, space for washing machine and dryer, space for fridge/freezer, wall mounted boiler.

LOUNGE

18' 9" x 10' 10" (5.72m x 3.3m) uPVC double glazed window to front aspect, wall mounted radiator, panelled double doors to dining area.

FIRST FLOOR LANDING

Wall mounted radiator, access to loft space, built in cupboard with shelving. Panelled doors to:

BEDROOM ONE

19' 1" x 11' 9" (5.82m x 3.58m) uPVC double glazed window to rear aspect, two wall mounted radiator. Panelled door to:

ENSUITE

uPVC double glazed frosted window to frosted aspect. Panelled bath with shower attachment, fitted cupboards incorporating W.C and wash hand basin, tiled floor.

BEDROOM TWO

16' 0" x 8' 3" (4.88m x 2.51m) uPVC double glazed window to rear aspect, wall mounted radiator.

BEDROOM THREE

11' 0" x 8' 6" (3.35m x 2.59m) uPVC double glazed window to front aspect, wall mounted radiator.

BEDROOM FOUR

10' 0" x 8' 6" (3.05m x 2.59m) uPVC double glazed window to rear aspect, wall mounted radiator.

BATHROOM

uPVC double glazed frosted window to front aspect, vanity unit incorporating wash hand basin and W.C, tiled floor, walk in shower unit, heated towel rail.

OUTSIDE

REAR GARDEN

Mainly patio with shrub and plant borders and enclosed by timber panel fencing, gated access' leading to driveway to both sides. Courtesy door to garage.

GARAGE

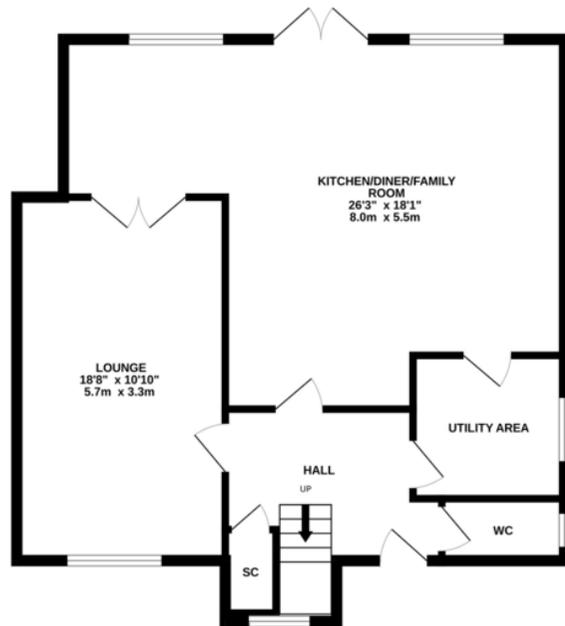
Double garage with twin up and over doors, power and light.

FRONT

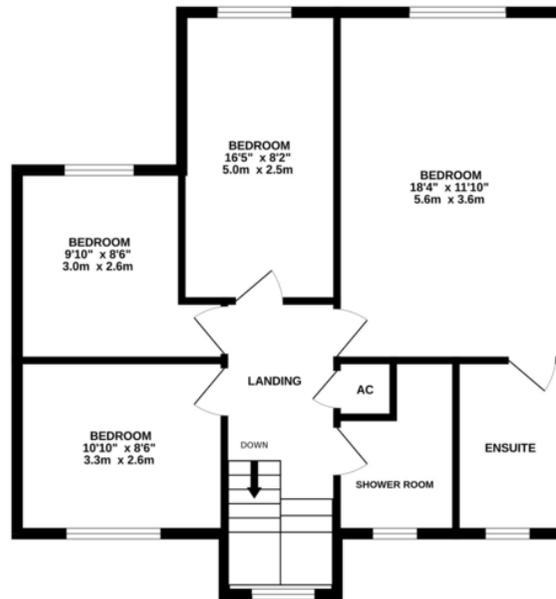
Block paved driveway providing off road parking for numerous cars.



GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR
725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 1500 sq.ft. (139.3 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 E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 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