





Kennedy & Foster

4 Mill Lane

Biggleswade

SG18 9QB

£539,000

- WELL-PRESENTED THREE-BEDROOM DETACHED BUNGALOW
- SOUGHT-AFTER VILLAGE LOCATION
- WALKING DISTANCE OF RIVER AND COUNTRYSIDE
- GENEROUS FRONT AND REAR GARDENS
- SPACIOUS LOUNGE/DINING ROOM AND CONSERVATORY
- SOLAR PANELS, CAR CHARGER AND HEAT PUMP
- FOUR-PIECE BATHROOM AND CLOAKROOM
- TANDEM GARAGE, CARPORT AND DRIVEWAY







Situated in a lovely sought after road and within walking distance of the River Ivel and lovely walks, cricket ground, this spacious well presented 3 bedroom detached bungalow which has so much to see and benefit from to include solar panels, car charger, air source heat pump, tandem garage and carport and driveway, generous garden to front and rear. Accommodation comprises of entrance hall, lounge/dining room, conservatory, kitchen, three bedrooms, a 4 piece bathroom and separate cloakroom. A viewing comes highly recommended by Kennedy & Foster, the sole agents.

UPVC DOUBLE GLAZED DOOR TO:

ENTRANCE HALL
Parquet floor, double glazed windows plus secondary glazing, storage cupboard housing meter, double storage cupboard, radiator, coving to ceiling, dado rail, cupboard housing control panel and tank for air source heat pump, and access to loft. Doors to:

CLOAKROOM
Low level WC, wash hand basin, tiling, uPVC double glazed frosted window and secondary glazing to front.

LOUNGE/DINING ROOM
21' 05" x 15' 10" (6.53m x 4.83m) Parquet flooring in dining area, three radiators, uPVC double glazed window to front plus secondary glazing, feature only fireplace, coving to ceiling. Door to:

CONSERVATORY
19' 10" x 9' 2" (6.05m x 2.79m) Tiled floor, radiator, power and light, uPVC double glazed sliding patio doors to garden. uPVC double glazed door to:

REFITTED KITCHEN
11' 11" x 11' 01" (3.63m x 3.38m) Refitted in 2025. Range of white soft closing wall, base and drawer units with work surface over, single drainer sink with pull out tap, space for washing machine and dishwasher, integrated fridge/freezer. Built in oven and induction hob with extractor over, under cupboard lighting, radiator, uPVC double glazed window to rear. Door to entrance hall.

BEDROOM ONE
13' 5" x 11' 01" (4.09m x 3.38m) uPVC double glazed window and secondary glazing to rear, fitted bedroom furniture, radiator.

BEDROOM TWO
10' 0" x 9' 10" (3.05m x 3m) uPVC double glazed window and secondary glazing to front, fitted bedroom furniture.

BEDROOM THREE
9' 11" x 6' 9" (3.02m x 2.06m) uPVC double glazed window to front with secondary glazing, radiator.

4 PIECE BATHROOM
Shower cubicle, panelled bath with mixer tap, wash hand basin, low level WC, heated towel rail, coving to ceiling, uPVC frosted double glazed window to rear.

FRONT
Flowers, trees and shrubs. Driveway leading to:

CARPORT
With electric vehicle charger. Gated access to rear garden.

TANDEM GARAGE
42' 10" x 8' 8" (13.06m x 2.64m) Electric door, power and light, work bench, windows, door to garden.

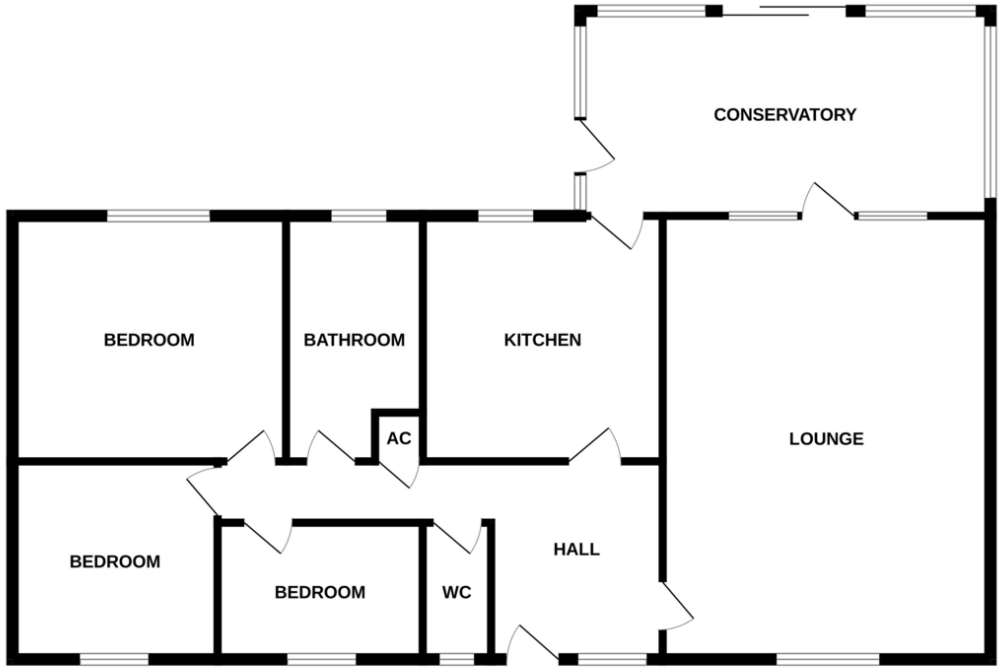
REAR GARDEN
Pear tree, shrubs, paved patio, magnolia, vegetable garden, lawn, potting area, door to tandem garage, gated access leading to carport and front.







GROUND FLOOR

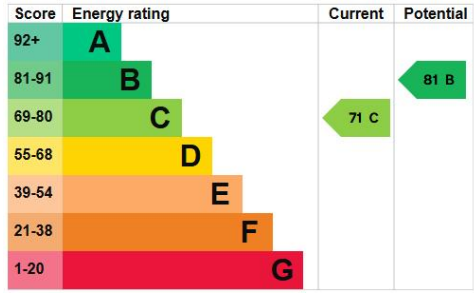


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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COUNCIL TAX BAND
Tax band E

TENURE
Freehold

LOCAL AUTHORITY
Central Bedfordshire Council



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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.