



**Kennedy  
& Foster**

42 Lincoln Crescent

Biggleswade

SG18 8HW

**£210,000**

- ONE BEDROOM STARTER HOME
- CLOSE TO TRAIN STATION AND TOWN CENTRE
- DOUBLE GLAZING
- LARGE OPEN PLAN CORNER PLOT FRONT GARDEN
- ALLOCATED PARKING
- NO UPWARD CHAIN



A well located one bedroom starter home, offered for sale with no upward chain. The property has a large open plan corner plot front garden, double glazing, allocated parking and close to town centre and train station. Contact Kennedy & Foster, the Sole Agents to arrange your viewing.

#### **FROSTED DOUBLE GLAZED DOOR INTO:**

#### **PORCH**

Frosted double glazed windows to three aspects, glazed wood door into:

#### **LOUNGE**

11' 4" x 10' 11" (3.45m x 3.33m) Stairs rising to first floor, uPVC double glazed box bay window to front aspect, wall mounted gas fire with surround. Door to:

#### **KITCHEN**

7' 10" x 6' 5" max (2.39m x 1.96m) uPVC double glazed window to front aspect. Range of fitted eye level and base units with work surface over, tiled splash back, space for oven with extractor over, single bowl sink and drainer unit, space for washing machine, space for fridge, built in cupboard.

#### **FIRST FLOOR LANDING**

Access to loft space. Doors to:

#### **BEDROOM**

10' 10" x 11' 3" (3.3m x 3.43m) uPVC double glazed window to front aspect, built in cupboard housing hot water cylinder.

#### **SHOWER ROOM**

Frosted uPVC double glazed window to front aspect, shower cubicle with electric shower, close coupled WC, pedestal mounted wash hand basin tiled surround.

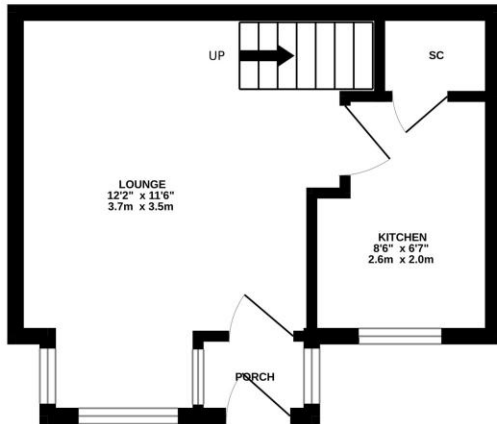
#### **FRONT**

Large open plan corner plot garden, laid to lawn with path to front door.

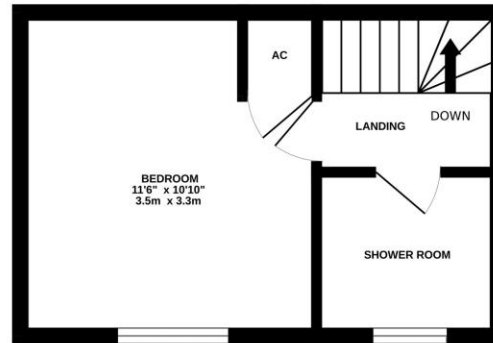
#### **ALLOCATED PARKING FOR ONE CAR.**



GROUND FLOOR  
225 sq.ft. (20.9 sq.m.) approx.



1ST FLOOR  
198 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA : 423 sq.ft. (39.3 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 B

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 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.