



**Kennedy
& Foster**

5 Lincoln Crescent
Biggleswade
SG18 8HP

Guide Price £525,000 - £535,000

- DETACHED DOUBLE GARAGE
- 4 BEDROOM DETACHED HOUSE
- CHAIN FREE
- WALKING DISTANCE TO TRAIN STATION AND TOWN CENTRE

- 2 RECEPTION ROOMS
- CLOAKROOM, EN SUITE AND FAMILY BATHROOM
- KITCHEN AND UTILITY
- GENEROUS SIZE GARDEN



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OPEN DAY SATURDAY 17TH OCTOBER BY APPOINTMENT ONLY - OTHER DATES AND TIMES APPLY

Situated on the Dells Meadow development within walking distance of the train station and town centre this 4 bedroom detached property with double garage that is being offered chain free. The property has 2 reception rooms, cloakroom, en suite and family bathroom, kitchen with utility room and a generous garden. Contact Kennedy & Foster, the sole agents to arrange your viewing of this lovely property.

FRONT DOOR INTO

ENTRANCE HALL

Radiator, stairs to first floor. Door to:

CLOAKROOM

Close coupled WC, wash hand basin, storage cupboard, radiator, uPVC double glazed frosted window.

LOUNGE

18' 06" plus bay window x 11' 4" (5.64m x 3.45m) uPVC double glazed bay window to front, two radiators, open fireplace (STS), two radiators, uPVC double glazed sliding doors onto garden.

DINING ROOM

11' 01" x 8' 06" (3.38m x 2.59m) uPVC double glazed window to rear, radiator, laminate flooring, double doors for from entrance hall.

KITCHEN

11' 02" x 7' 08" (3.4m x 2.34m) Wall, base and drawer units with work surface over, space for cooker, integrated dishwasher and fridge/freezer, 1 1/2 bowl stainless steel sink unit with mixer tap, radiator, extractor hood, uPVC double glazed window to rear. Door to:

UTILITY

6' 11" x 4' 05" (2.11m x 1.35m) Base unit with work surface over, stainless steel single drainer sink unit with mixer tap, space for tumble dryer and washing machine, wall mounted gas boiler tiled floor, consumer unit, uPVC double glazed window and door to side.

FIRST FLOOR LANDING

Decorative arch window at half landing, airing cupboard with cylinder and shelving, loft hatch. Doors to:

MASTER BEDROOM

12' 04" x 9' 02" (3.76m x 2.79m) Fitted bedroom furniture including wardrobes, drawers, bedside cabinets and over head storage. Radiator, uPVC double glazed window to rear. Door to:

REFITTED ENSUITE

Shower cubicle with shower over, low level WC, corner vanity basin with cupboard under, extractor fan, heated towel rail, frosted uPVC double glazed window to side.

BEDROOM TWO

11' 3" x 9' 05" (3.43m x 2.87m) uPVC double glazed window to rear, radiator.

BEDROOM THREE

8' 10" x 8' 3" (2.69m x 2.51m) uPVC double glazed window to front, radiator.

BEDROOM FOUR

9' 05" x 7' 03" (2.87m x 2.21m) uPVC double glazed window to rear, radiator, double wardrobes and drawers.

TILED BATHROOM

Panelled bath with mixer tap and shower attachment over, low level WC, pedestal basin, radiator, frosted uPVC double glazed window to front.

OUTSIDE

FRONT GARDEN

Laid to lawn, tree, pathway to double garage and front door, gates side rear access.

DOUBLE WIDTH DRIVEWAY LEADING TO:

DOUBLE GARAGE

17' 04" x 16' 01" (5.28m x 4.9m) Two up and over doors, power and light, eaves storage, personnel doors to garden.

GENEROUS SIZE SOUTH FACING REAR GARDEN

Two circular patio areas, laid to lawn, shrubs and flower beds, shingled areas, outside tap, block paved patio to side, gated side access, personnel door to double garage.



COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

2 Market House
Market Square
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Bedfordshire SG18 8AQ

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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.