



**Kennedy
& Foster**

1 Stratton Park Cottage

Dunton Lane

Biggleswade

SG18 8QU

£645,000

- EXTENDED FOUR BEDROOM SEMI DETACHED HOME
- ANNEXE POTENTIAL
- AMPLE PARKING
- GENEROUS SIZE GARDEN

- BEAUTIFULLY PRESENTED
- TWO BATHROOMS
- TWO RECEPTION ROOMS
- MUST BE VIEWED



A home to be proud to own. Built in 1907 this substantial four bedroom character semi detached property is situated on the outskirts of Biggleswade yet within easy access of the local amenities. This extended family (with further planning permission to extend) property offers versatile living with potential for two families coming together or someone looking for a spacious character property with modern amenities. To compliment this gorgeous home is a log burner in the lounge, bi folding doors in the family room leading to the beautiful gardens, games room and office, two bathrooms, great size plot and ample parking. A viewing comes very highly recommended by Kennedy & Foster, the Sole Agents.

FRONT DOOR INTO:

ENTRANCE HALL

Stairs leading to first floor, radiator, oak flooring. Oak doors to:

LOUNGE

17' 0" x 14' 06" (5.18m x 4.42m) uPVC double glazed window to front, fitted log burner set in brick fireplace with wooden mantle over, oak flooring, uPVC double glazed French door to rear garden, radiator.

DINING ROOM

12' 05" x 12' 0" (3.78m x 3.66m) Open fireplace tiled hearth and decorative surround and mantle, oak flooring, uPVC double glazed window and fitted shutters to front, understairs storage cupboard, cupboard housing consumer unit and further storage cupboards housing electric meter. Door opening to:

KITCHEN

14' 02" x 7' 11" (4.32m x 2.41m) Wall, base and drawer unit with wooden work surface over, space for fridge/freezer and cooker, butler sink, oak flooring, radiator, uPVC double glazed window to side, oak flooring. Opening to:

FAMILY ROOM

17' 09" x 15' 02" (5.41m x 4.62m) Bi folding doors to garden patio, oak flooring underfloor heating, exposed brick wall, cupboard housing heating controls, two uPVC double glazed roof lights. Double doors to:

SHOWER ROOM / UTILITY

11' 01" x 10' 07" (3.38m x 3.23m) Walk in shower with rainwater shower over and shower attachment, low level WC, vanity basin with set in unit with drawers and shelves, tiled floor, under floor heater. Victorian radiator, loft housing megaflo tank, ladder and light. Double cupboard with space for washing machine, tumble dryer and shelving unit.

FIRST FLOOR LANDING

uPVC double glazed window to side.

BEDROOM

10' 11" x 7' 1" (3.33m x 2.16m) uPVC double glazed window, shelving in alcove.

BEDROOM FOUR/STUDY

9' 7" x 9' 0" (2.92m x 2.74m) uPVC double glazed window to front, radiator, shelving.

FOUR PIECE BATHROOM

Free standing bath with mixer tap and shower, pedestal basin, WC, shower screen, uPVC double glazed window to rear.

INNER LOBBY

Stairs to second floor. Door to:

BEDROOM

15' 05" x 9' 8" (4.7m x 2.95m) Built in cupboard, eaves storage, uPVC double glazed Velux windows, sloping ceiling, radiator.

SECOND FLOOR

BEDROOM

15' 08" x 13' 07" (4.78m x 4.14m) Exposed brick wall, eaves storage, radiator, uPVC double glazed Velux windows.

OUTSIDE

FRONT

Access by five bar gates, parking for numerous cars, lawn, trees, lamp post. Gated access to:

VERY GENEROUS SIZE REAR GARDEN

Block paved patio area, shrubs, trees, power, pergola, oil tank, shed, greenhouse.

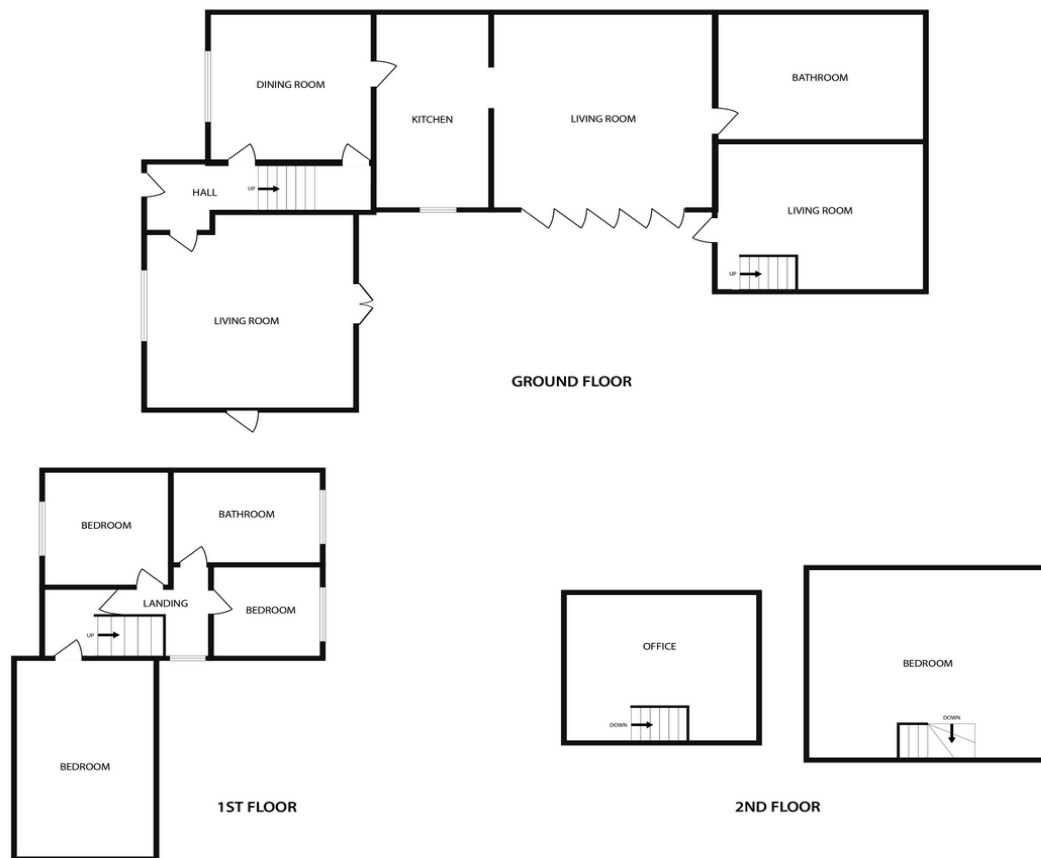
GAMES ROOM/SNUG

14' 10" x 11' 02" (4.52m x 3.4m) Bar, wood flooring, power & lighting, electric radiator, stairs to:

OFFICE

Sloping ceiling, power and light, wood floor.





While every effort has been made to ensure the accuracy of the floorplan, the measurements of the rooms, fixtures, fittings, and other details are approximate and are not intended to be used for any purpose other than as a guide. The vendor, agents and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	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. 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.