



**Kennedy  
& Foster**

19 The Dells  
Biggleswade  
SG18 8LL  
**£499,950**

- SHORT WALK TO TRAIN STATION
- FOUR BEDROOM SEMI
- PARKING FOR NUMEROUS CARS
- REFITTED STUNNING KITCHEN/DINING ROOM

- ADAPTABLE ACCOMMODATION
- DOWNSTAIRS BEDROOM AND SHOWER ROOM
- REFITTED BATHROOM
- MUST BE VIEWED



YOU WILL NOT BE DISAPPOINTED with a visit to this extended and substantial semi - detached property that has been improved and extended by the current owners to provide an amazing and adaptable family home. The property has a stunning kitchen/dining room, utility room, spacious lounge, study/bedroom/, bedroom 4, shower room, 3 bedrooms on the first floor and a gorgeous refitted bathroom. To compliment this lovely home is parking for approx. 7/8 cars, garden and situated within a short walk to the train station and town centre, Contact K & F the sole agents to arrange a viewing.

#### **ENTRANCE PORCH**

Frosted double glazed windows. uPVC door into:

#### **ENTRANCE HALL**

Pull out understairs storage. Radiator. Laminate flooring. Stairs to first floor. Doors to:

#### **STUDY/BEDROOM/DINING ROOM**

11' 00" x 9' 11" (3.35m x 3.02m) Covling to ceiling. Radiator. uPVC double glazed window.

#### **LOUNGE**

18' 06" x 12' 5 min" (5.64m x 3.78m) uPVC double glazed window. Covling to ceiling. Two wall mounted radiators. Wall light points.

#### **OPEN PLAN KITCHEN/DINING ROOM**

#### **KITCHEN AREA**

20' 07" x 9' 01" (6.27m x 2.77m) Refitted stunning modern kitchen with an abundance of handleless soft closing wall, base and drawer units with work surfaces over. Built in full height fridge, full height freezer, oven and induction hob and extractor over. Built in dishwasher. Stainless steel 1 1/2 bowl sink unit with mixer tap. uPVC double glazed window. Cupboard housing boiler. Opening to:

#### **DINING AREA**

14' 07" x 8' 06" (4.44m x 2.59m) French doors and windows to rear garden. Radiator.

#### **SHOWER ROOM**

Walk in double shower with rain waterhead shower and hand shower over, Close coupled w.c. Vanity basin with built in cupboards under. Complimentary tiling. Heated towel rail. Frosted uPVC double glazed window.

#### **UTILITY ROOM**

8' 04" x 6' 09" (2.54m x 2.06m) Space for washing machine, tumble dryer and fridge work surfaces over. Door to:

#### **BEDROOM FOUR**

10' 08" x 8' 08" (3.25m x 2.64m) uPVC double glazed window. Radiator.

#### **FIRST FLOOR LANDING**

Access to partially boarded loft with ladder and light. Coving. Doors to:

#### **BEDROOM**

11' 05" x 10' 01" (3.48m x 3.07m) uPVC double glazed window Radiator. Two built in full height double wardrobes.

#### **BEDROOM**

11' 00" x 10' 00" (3.35m x 3.05m) Coving to ceiling. uPVC double glazed window. Radiator.

#### **BEDROOM**

16' 09 max" x 6' 11" (5.11m x 2.11m) Coving to ceiling. Two uPVC double glazed windows.

#### **REFITTED BATHROOM**

A gorgeous refitted bathroom with a P Shaped bath with waterfall tap and rainwater head shower and shower attachment over bath, vanity basin with cupboards and drawers under, close coupled w.c., heated towel rail, two uPVC double glazed windows.

#### **OUTSIDE**

#### **BLOCK PAVED PARKING FOR APPROX. 7/8 CARS**

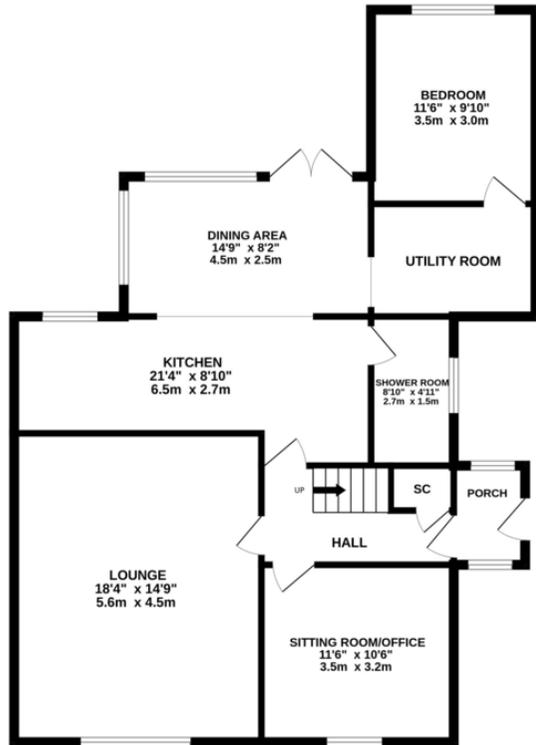
Outside tap.

#### **REAR GARDEN**

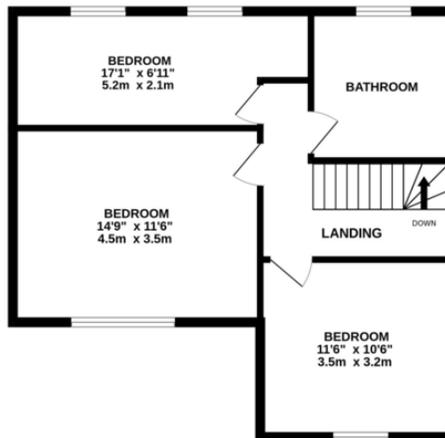
Raised decked area with lighting, porcelain tiled patio areas, artificial lawn, outside tap, gated side access.



GROUND FLOOR  
991 sq.ft. (92.1 sq.m.) approx.



1ST FLOOR  
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 1555 sq.ft. (144.4 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 C

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## OFFICE

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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