



**Kennedy
& Foster**

30 Mercury Lane
Biggleswade
SG18 8FL
£565,000

- BEAUTIFUL DETACHED HOME
- FOUR BEDROOMS
- STUNNING KITCHEN/DINING ROOM
- STUDY
- LOUNGE
- ENSUITE AND FAMILY BATHROOM
- GARAGE AND DRIVEWAY
- A PRIVATE ROAD AND SOUGHT AFTER LOCATION ON THE KINGS REACH DEVELOPMENT



A most beautiful well presented four bedroom detached property situated on a sought after location on the Kings Reach development in a private road and overlooking a lovely open field. The property has a stunning kitchen/dining room, study, lounge, ensuite and family bathroom. An added addition is having a driveway and garage. A truly lovely home to be proud of Contact Kennedy & Foster, the Sole Agent to arrange your viewing.

FRONT DOOR INTO

ENTRANCE HALL

Stairs to first floor, tiled floor, radiator, inset lighting, storage cupboard. Doors to:

CLOAKROOM

Low level WC, pedestal basin with mixer tap, heated towel rail, extractor, tiled floor.

STUDY

9' 8" x 8' 4" (2.95m x 2.54m) uPVC double glazed sash window to front, radiator, consumer unit.

LOUNGE

14' 01" x 12' 00" (4.29m x 3.66m) uPVC double glazed French doors to rear garden, radiator.

KITCHEN/DINING ROOM

27' 10" x 9' 5" (8.48m x 2.87m) Widening to 11' 08" in dining area. Wall, base and drawer units with work surface, 1 1/2 bowl sink unit. Built in double oven, induction hob and extractor hood over. Built in fridge/freezer, washing machine and dishwasher. Cupboard housing boiler with high thermostat and controls, tiled floor, uPVC double glazed sash windows, uPVC double glazed French doors to rear garden.

FIRST FLOOR LANDING

Radiator, airing cupboard, access to loft with ladder, fully insulated and partly boarded. Doors to:

BEDROOM ONE

13' 5" to front of wardrobe x 11' 2" (4.09m x 3.4m) Two uPVC sash windows to front, built in triple wardrobe with part mirrored sliding doors, radiator. Doors to:

ENSUITE

Double shower with shower over, low level WC, pedestal basin, heated towel rail, frosted uPVC double glazed window to side.

BEDROOM TWO

12' 03" x 7' 09" (3.73m x 2.36m) uPVC double glazed window to rear, radiator.

BEDROOM THREE

10' 04" x 7' 11" (3.15m x 2.41m) uPVC double glazed window to rear, radiator.

BEDROOM FOUR

8' 5" x 7' 11" (2.57m x 2.41m) uPVC double glazed window to rear, radiator.

BATHROOM

Panelled bath with mixer tap, shower over and hand shower attachment, shower screen, pedestal basin, low level WC, heated towel rail, frosted uPVC double glazed sash window to front, extractor fan.

OUTSIDE

FRONT GARDEN

Enclosed wrought iron fencing, pathway to front.

DRIVEWAY LEADING TO:

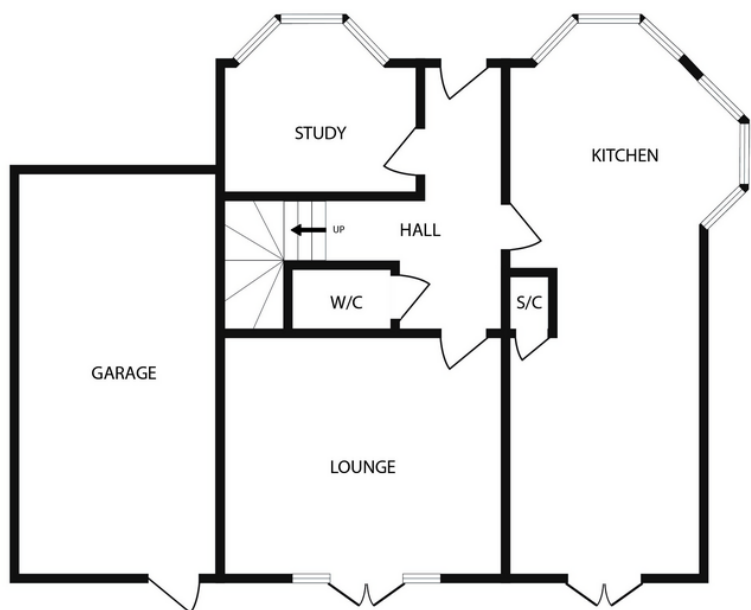
GARAGE

19' 08" x 10' 00" (5.99m x 3.05m) Power and light, eaves storage, up and over door, alarmed, personnel door to rear garden.

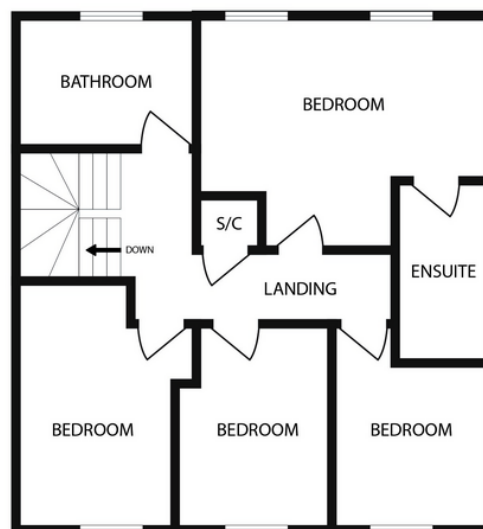
REAR GARDEN

Lawn to paved patio area, gated side access, outside tap, shed, personnel door to garage.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any errors, omissions or misstatements. 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.

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

2 Market House
Market Square
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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.