



**Kennedy
& Foster**

48 Mountbatten Drive

Biggleswade

SG18 0JJ

Offers Invited £539,950

- FOUR BEDROOMS
- TWO RECEPTIONS
- KITCHEN
- OFFERING GREAT POTENTIAL
- CLOAKROOM, EN SUITE & FAMILY BATHROOM
- CUL DE SAC LOCATION WITH AMPLE PARKING
- DOUBLE GARAGE
- CHAIN FREE



Situated at the end of a cul de sac and within walking distance of the train station and town centre, this four bedroom detached family home with double garage has many benefits that include two reception rooms, kitchen, cloakroom, lean to conservatory, four bedrooms, ensuite, family bathroom, ample parking and established garden. This lovely home offers great potential. Contact us, the Sole Agents to arrange your viewing.

FRONT DOOR WITH GLAZED FROSTED PANEL TO:

ENTRANCE HALL

Coving to ceiling, radiator, understairs storage cupboard, stairs to first floor with uPVC double glazed window to half landing. Doors to:

CLOAKROOM

Coloured 2 piece suite, low level WC, wash hand basin, frosted uPVC double glazed window to side, consumer unit.

LOUNGE

18' 10" x 10' 10" (5.74m x 3.3m) uPVC double glazed window to front, two radiators, electric fireplace with electric live flame effect, uPVC double glazed sliding door to:

LEAN TO CONSERVATORY

11' 9" x 8' 00" (3.58m x 2.44m) Tiled floor, door to rear garden.

DINING ROOM

10' 0" x 9' 11" (3.05m x 3.02m) Radiator, coving to ceiling, uPVC double glazed window to rear.

KITCHEN

15' 05" x 7' 10" (4.7m x 2.39m) Range of wall, base and drawer units with work surface over, space for fridge and freezer, cooker. Washing machine. Worktop dishwasher. Stainless steel single drainer sink unit with mixer tap, second stainless steel sink, uPVC double glazed window to rear and side, uPVC double glazed door to side.

FIRST FLOOR LANDING

Radiator, loft hatch, shelved linen cupboard. Doors to:

BEDROOM

11' 11" x 10' 00" (3.63m x 3.05m) Radiator, uPVC double glazed window to rear. Door to:

ENSUITE

Walk in double shower, pedestal basin, low level WC, frosted uPVC double glazed window to front, radiator.

BEDROOM

10' 11" x 8' 5" (3.33m x 2.57m) Radiator, uPVC double glazed window to front.

BEDROOM

10' 1" x 8' 05" (3.07m x 2.57m) Radiator, uPVC double glazed window to rear.

BEDROOM

8' 05" x 7' 01" (2.57m x 2.16m) Radiator, uPVC double glazed window to rear.

BATHROOM

Coloured suite, panelled bath, low level WC, pedestal basin, frosted uPVC double glazed window, radiator.

OUTSIDE

FRONT GARDEN

An established laid to lawn, shrubs, gated access to rear, shingled parking for numerous cars leading to:

DOUBLE GARAGE

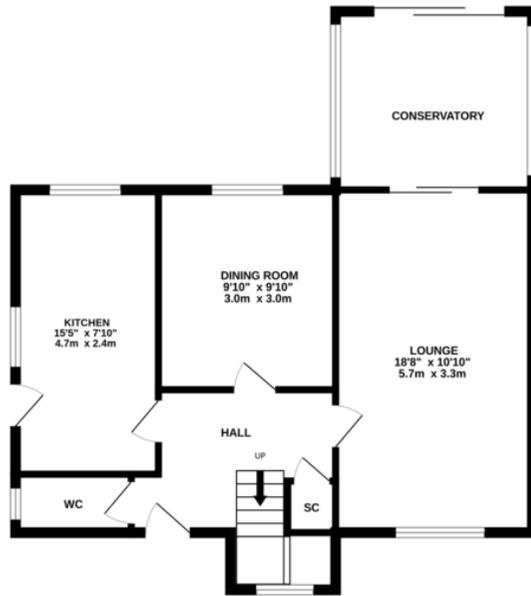
18' 05" x 16' 08" (5.61m x 5.08m) Two up and over doors, power and light, eaves storage, personal door.

REAR GARDEN

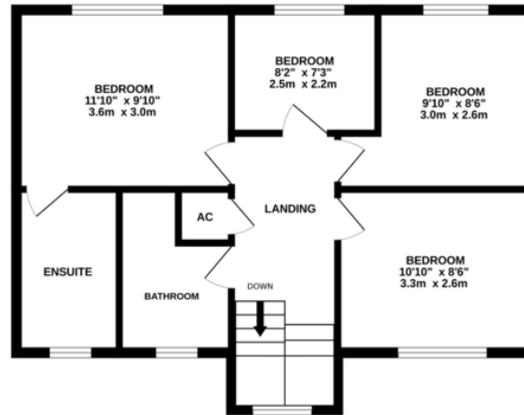
An established garden, paved patio, outside tap, laid to lawn, water butt, apple and pear trees, shrubs, outside lighting, storage shed, gated side access to front.



GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA : 1227 sq.ft. (114.0 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 E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	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.