



**Kennedy  
& Foster**

65 Laburnham Road

Biggleswade

SG18 0NX

**£335,000**

- THREE BEDROOM TERRACED
- PARKING FOR c4 CARS
- LOUNGE
- DINING ROOM
- FITTED KITCHEN
- CONSERVATORY
- DOWNSTAIRS CLOAKROOM
- 3 BEDROOMS



This well presented 3 bedroom terraced property has great accommodation, parking for approx. 4 cars to front, gas radiator central heating, downstairs cloakroom, lounge, dining room, kitchen, conservatory, 3 bedrooms and family bathroom. Contact K & F the sole agents to arrange your viewing.

#### **FRONT DOOR INTO:**

#### **ENTRANCE PORCH**

Coving to ceiling, Door to:

#### **ENTRANCE HALL**

Coving to ceiling. Radiator. Laminate flooring. Stairs to first floor, under stairs storage cupboard. Doors to:

#### **CLOAKROOM**

Low level w.c. Wash hand basin with drawers under. Radiator. uPVC double glazed window to front.

#### **LOUNGE**

12' 08" x 11' 11" (3.86m x 3.63m) Laminate flooring. Radiator. uPVC double glazed window to front. Double doors into:

#### **DINING ROOM**

9' 11" x 8' 08" (3.02m x 2.64m) Radiator. Laminate flooring, uPVC double glazed sliding doors to conservatory.

#### **KITCHEN**

8' 11" x 8' 09" (2.72m x 2.67m) Wall, base and drawer units with work surfaces over. Sink unit with mixer tap. Integrated fridge/freezer, washing machine. Built in oven, gas hob and extractor over. Laminate flooring.

#### **CONSERVATORY**

17' 00" x 9' 07" (5.18m x 2.92m) uPVC double glazed doors to rear garden. Space for white goods and work top over. Island with breakfast bar and cupboards under.

## FIRST FLOOR LANDING

Access to board loft with ladder and light. Doors to:

### BEDROOM ONE

11' 08" x 11' 08" (3.56m x 3.56m) Laminate flooring. Cupboard housing boiler. Radiator. uPVC double glazed window to front.

### BEDROOM TWO

8' 09" x 8' 08" to front of wardrobes" (2.67m x 2.64m) Fitted wardrobes with sliding and part mirrored doors. Radiator. uPVC double glazed window to front.

### BEDROOM THREE

8' 08" x 8' 02" (2.64m x 2.49m) Linen cupboard. Storage shelving. Radiator. uPVC double glazed window to front.

## BATHROOM

Panelled bath with shower over, pedestal basin, low level w.c. heated towel rail, dual aspect frosted uPVC double glazed windows.

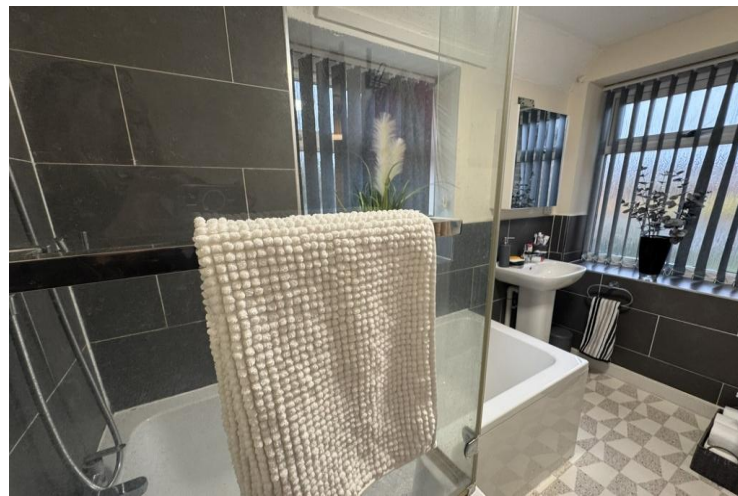
## OUTSIDE

### FRONT

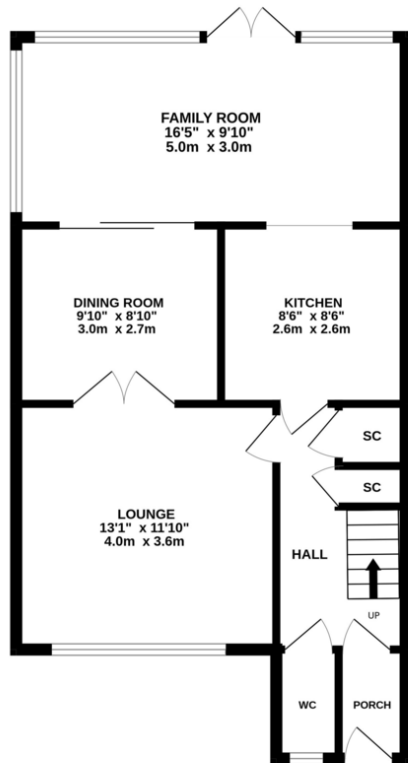
Shingled parking for approx. 4 cars.

### REAR GARDEN

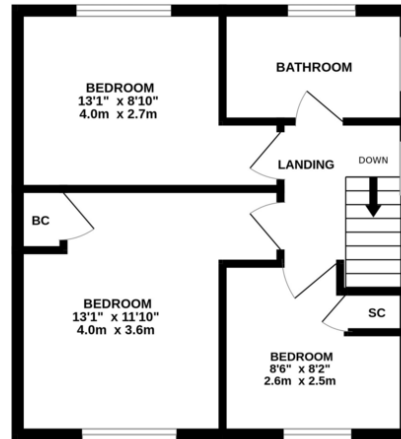
Decking, artificial lawn, shed, outside tap, pergola.



GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 990 sq.ft. (92.0 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 C

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs:		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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## OFFICE

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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.