



**Kennedy
& Foster**

6 Rowletts View

Biggleswade

SG18 0FD

£365,000

- CHAIN FREE
- THREE BEDROOM SEMI-DETACHED HOME
- WELL PRESENTED THROUGHOUT
- LOUNGE/DINER

- CLOAKROOM
- CORNER PLOT GARDEN
- GARAGE WITH POWER AND LIGHT
- ALLOCATED PARKING SPACES



A well presented three bedroom home occupying a deceptively large plot and well located close to local convenience shops and the popular Kings Reach pub and restaurant. This modern semi detached home benefits from a cloakroom, two double and one single bedrooms, attractive bathroom, garage and parking for three vehicles. The west facing garden extends down the side of the property and across the rear offering a rarely available sized garden, perfect for keen gardeners, young children to play or socialising. Contact Kennedy & Foster the Sole Agents to arrange you viewng.

FROSTED DOUBLE GLAZED COMPOSITE FRONT DOOR INTO:

HALLWAY

Single panelled radiator, stairs rising to first floor landing, wood laminate flooring, Panelled doors to:

CLOAKROOM

Frosted uPVC double glazed window to side aspect. Close coupled w.c., pedestal mounted wash hand basin, wall mounted heated towel rail, tiled floor, tiling to dado height.

KITCHEN

8' 8" x 7' 9" (2.64m x 2.36m) uPVC double glazed window to front aspect. Range of fitted eye level and base units with contrasting worksurface over. Built in oven and gas hob with extractor over. Stainless steel sink and drainer unit. Space for washing machine and dish washer. Space for fridge / freezer. Cupboard housing wall mounted boiler. Tiled

LOUNGE / DINING ROOM

15' 6 max" x 14' 3 narrowing to 7'3" (4.72m x 4.34m) uPVC double glazed window and patio doors to garden. Wood laminate flooring. Coving to ceiling. Twin wall mounted radiators. Built in cupboard.

FIRST FLOOR LANDING

Frosted uPVC double glazed window to side aspect at half stair. Access to loft space. Wall mounted radiator. Built in cupboard housing hot water cylinder and linen shelving. Pannelled doors to:

BEDROOM

12' 8" x 8' 8" (3.86m x 2.64m) uPVC double glazed window to rear aspect. Wall mounted radiator.

BEDROOM

10' 9" x 8' 9" (3.28m x 2.67m) uPVC double glazed window to front aspect. Wall mounted radiator.

BEDROOM

7' 4" x 6' 7" (2.24m x 2.01m) uPVC double glazed window to rear aspect. Wall mounted radiator.

BATHROOM

Frosted uPVC double glazed window to front aspect. Pedestal mounted wash hand basin, close couple w.c. Panelled bath with electric shower over and screen. Tiled splashback. Tiled floor, Wall mounted heated towel rail. Double glazed window to front aspect. Pedestal mounted heated towel rail.

OUTSIDE

FRONT GARDEN

Small shingled area with TWO BLOCK PAVED ALLOCATED PARKING SPACES.

REAR AND SIDE GARDENS

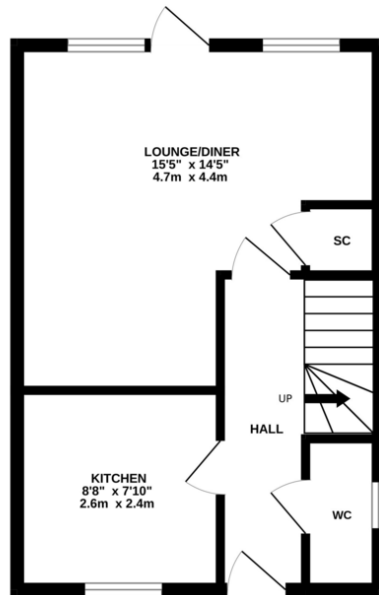
A very generous size corner plot mainly laid to lawn with shrubs, plants and small trees. Gated side access to front and additional gated access to rear driveway. Personnel door to Garage.

GARAGE

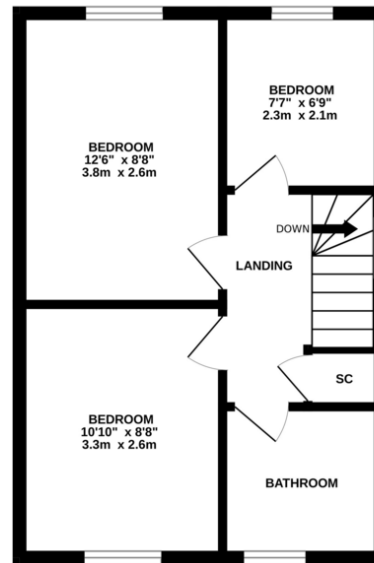
Power and light. Personnel door to rear garden.



GROUND FLOOR
361 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (67.0 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+) A		91
(81-91) B		
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.