



**Kennedy
& Foster**

10 Sherrington Grove

Biggleswade

SG18 8LQ

£375,000

- SEMI-DETACHED TOWN HOUSE
- THREE GOOD SIZE BEDROOMS
- TWO EN SUITES AND FAMILY BATHROOM
- KITCHEN/DINER

- DOWNSTAIRS CLOAKROOM
- GARAGE AND PARKING
- KINGS REACH DEVELOPMENT
- VIEWING ADVISED



This 3 bedroom 3 bathroom semi detached property with garage is situated in a sought after location on the popular Kings Reach development. Accommodation: Entrance hall, cloakroom, kitchen/dining room, lounge, 3 very good size bedrooms, 2 en suites and family bathroom. To compliment this lovely home is a garage and parking to rear. A viewing comes highly recommended.

FRONT DOOR INTO:

ENTRANCE HALL

Stairs to first floor landing. Radiator. Doors into:

CLOAKROOM

Close coupled w.c. with wall mounted flush, pedestal/basin, radiator, extractor fan.

KITCHEN/DINING ROOM

15' 02" x 7' 05" (4.62m x 2.26m) White high gloss range of wall, base and drawer units with work surfaces over. Integrated fridge/freezer and dish washer. Space for washing machine. Under cupboard lighting. Built in oven and gas hob and extractor over. Stainless steel sink unit. Radiator. uPVC double glazed sash window to front.

LOUNGE

14' 08" x 9' 11" widening to 15'00" into door recess." (4.47m x 3.02m) uPVC double glazed window and French doors to rear garden. Two radiators. Storage cupboard.

FIRST FLOOR LANDING

Airing cupboard. Stairs to second floor landing. Doors to

BEDROOM

14' 10" x 9' 11" (4.52m x 3.02m) Two double built in wardrobes with mirrored sliding doors. Two uPVC double glazed windows to rear. Radiator. Door to:

ENSUITE

Tiled shower cubicle with shower over. Floating sink mixer tap. Close coupled W/C wall mounted flush. Heated towel rail. Shaver points.

BEDROOM

10' 03" x 7' 06" (3.12m x 2.29m) Radiator. uPVC double glazed sash window to front.

BATHROOM

Panelled bath with mixer tap and shower attachment. Close coupled w.c. and wall mounted flush. Floating sink with mixer tap. Shaver point. Frosted uPVC double glazed sash window to front. Heated towel rail.

SECOND FLOOR LANDING

Door to:

BEDROOM

17' 03 Max" x 11' 00 Max" (5.26m x 3.35m) Fitted wardrobes, Velux window to rear. uPVC double glazed sash window to front. Storage cupboard housing boiler. Door to:

EN SUITE

Tiled shower cubicle with shower over. Floating wash hand basin. Close coupled W.C with wall mounted flush. Double glazed velux window to rear. Shaver point. Heated towel rail.

OUTSIDE

FRONT GARDEN

Paved pathway to front door. Raised sleeper beds. Cobbles.

REAR GARDEN

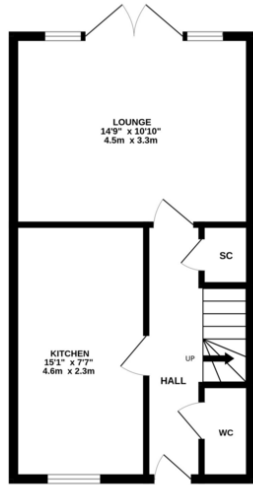
Paved patio. Laid to lawn. Outside socket. Gated rear access to:

GARAGE

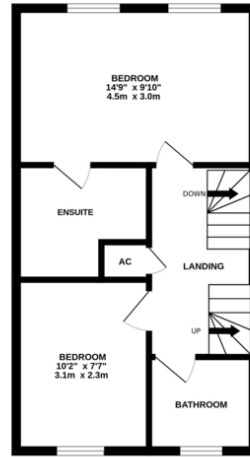
up and over door. Power and light. Parking to front of garage.



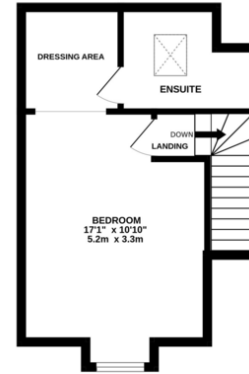
GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



2ND FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 1125 sq.ft. (104.5 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

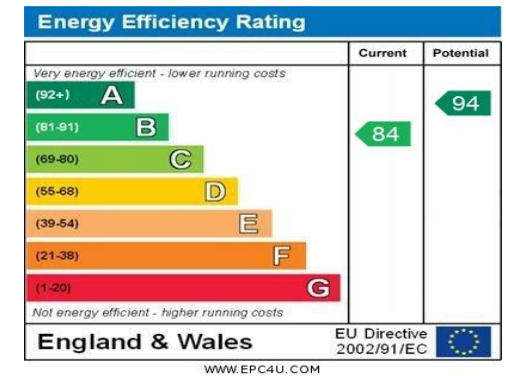
Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



OFFICE
2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

T: 01767 601122
E: sales@kennedyfoster.co.uk

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.