



**Kennedy  
& Foster**

19 Manor Court  
Stratton Park  
SG18 8QS  
**£195,000**

- DETACHED PARK HOME
- IMMACULATE THROUGHOUT
- TWO BEDROOMS
- BEAUTIFULLY FITTED KITCHEN

- SHOWER ROOM
- OPEN PLAN LIVING AREA
- GARDEN TO TWO ASPECTS
- BLOCK PAVED GARDEN



FOR THE OVER 50'S - An immaculate two bedroom park home, less than two years old. Offering open plan living area with beautiful shaker kitchen with integrated appliances, shower room and gardens to two aspects. The property also benefits from its own block paved driveway and is located just a short drive from Biggleswade retail park. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

#### UPVC DOUBLE GLAZED DOOR TO:

#### HALLWAY

Wood laminate floor, spotlights to ceiling, wall mounted radiator, fitted double cupboard housing wall mounted boiler. Panelled doors to:

#### BEDROOM

9' 11" x 7' 2" (3.02m x 2.18m) uPVC double glazed window, wall mounted radiator. Range of free standing furniture to include bedside cabinets, wardrobe and chest of drawers. Double bed frame, head board and mattress included.

#### BEDROOM

7' 2" x 6' 7" (2.18m x 2.01m) uPVC double glazed window, wall mounted radiator. Range of freestanding furniture to include drawers and wardrobe. Single bed frame, head board and mattress included.

#### BATHROOM

Double shower unit with rainfall shower and hand held attachment, marble effect panel splash back, close coupled WC, wall mounted heated towel rail, wood laminate floor, spotlights to ceiling, frosted uPVC double glazed window.

#### LIVING AREA

15' 0" narrowing to 7' 6" x 11' 11" widening to 16' 2" (4.57m x 3.63m) uPVC double glazed window to three aspects, uPVC double glazed French doors to garden. Open plan living, dining and kitchen. Range of shaker style eye level and base units with marble effect work surface over. Electric oven and (LPG) gas hob with extractor over with glass splash back, 1 1/2 bowl sink and drainer unit, integrated fridge, freezer, dishwasher, washing machine, fitted microwave at eye level, wood laminate floor, spotlights to vaulted ceiling, two wall mounted radiators. The following furniture will be included - Kitchen table and chair, 2 seater sofa & matching arm chair and TV unit.

## OUTSIDE

Garden to two aspects, mainly laid to patio and shingle, outside tap, shingle and paved path to front.

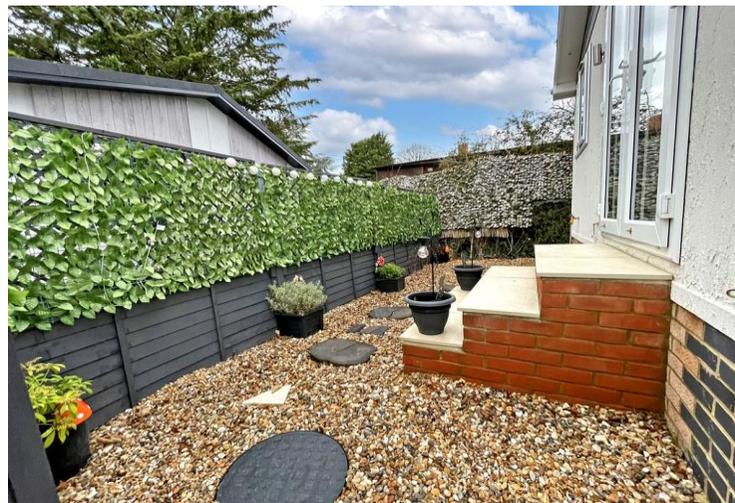
## FRONT

Paved area with steps up to front door, block paved driveway.

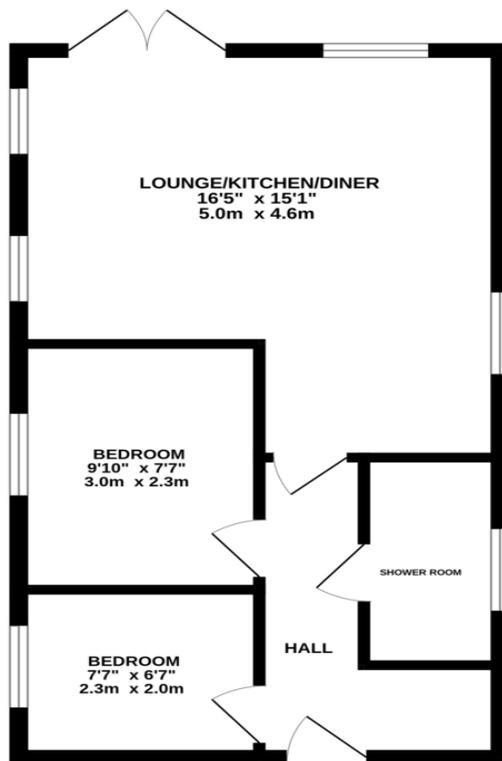
## AGENT NOTES

Pitch Fee - £261.63 per month (To be reviewing May 2026) This includes water charge.

Sewage is charged twice a year.



GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 429 sq.ft. (39.9 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 A

## TENURE

Leasehold

## LOCAL AUTHORITY

Central Bedfordshire Council

## 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.