



**Kennedy
& Foster**

17 Lawrence Road
Biggleswade
SG18 0LS
£280,000

- TWO BEDROOM COTTAGE
- 20FT LOUNGE/DINER
- BRICK FIREPLACE
- KITCHEN/BREAKFAST ROOM

- BATHROOM
- CLOSE TO TRAIN STATION AND TOWN CENTRE
- LOW MAINTENANCE GARDEN
- STUDIO/WORKSHOP



Offered for sale with no upward chain, this two bedroom cottage is well located for the town centre and train station. The property benefits from a 20ft lounge/diner, kitchen/breakfast room. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

DOUBLE GLAZED COMPOSITE FRONT DOOR INTO:

LOUNGE/DINER

20' 7" x 11' 9" max (6.27m x 3.58m) uPVC double glazed window to front aspect, wall light points, brick fireplace with tiled hearth, laminate floor, two wall mounted radiator, stairs rising to first floor accommodation. Glazed panelled door to:

REAR LOBBY

Panelled door to bathroom, tiled floor. Opening into:

KITCHEN/BREAKFAST ROOM

11' 7" x 9' 10" (3.53m x 3m) uPVC double glazed window and door to rear aspect, range of fitted eye level and base units with wood work surface over, ceramic Edinburgh sink with drainer in work surface, metro style tiled splash back, spotlights to ceiling, wall mounted combi boiler, gas hob with chimney style extractor over, double oven, dishwasher and washing machine, tiled floor, wall mounted radiator.

BATHROOM

7' 1" x 6' 8" (2.16m x 2.03m) Shower bath with waterfall shower and hand held attachment and screen, close coupled WC, vanity unit with sink and mirror over, wall mounted heated towel rail, tiled surround, tiled floor.

FIRST FLOOR LANDING

Wood laminate floor. Panelled doors to:

BEDROOM ONE

11' 9" x 10' 2" (3.61m x 3.06m) Twin uPVC double glazed window to front aspect, wall mounted radiator, wood laminate floor. Access to loft space.

BEDROOM TWO

9' 10" x 8' 4" max (3m x 2.54m) uPVC double glazed window to rear aspect, wall mounted radiator, wood laminate floor, recess cupboard (over stairs) with shelving.

OUTSIDE

REAR GARDEN

Paved courtyard and garden with shrubs and plants, right of way access to rear of garden for number 15, trellis arbour with raised planter bed. Door to:

STORAGE

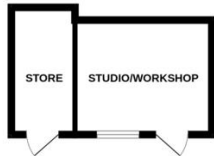
9' 11" x 4' 11" (3.02m x 1.5m) Wood door into storage area, uPVC double glazed window to garden, power and light. Wood door to:

STUDIO/WORKSHOP

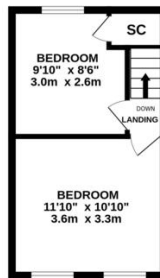
10' 7" x 9' 0" (3.23m x 2.74m) Power and light, further storage area 10' 2" x 3' 3".



GROUND FLOOR
617 sq.ft. (57.3 sq.m.) approx.



1ST FLOOR
244 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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 B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 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.