



**Kennedy
& Foster**

83 Rose Lane
Biggleswade
SG18 0JY
£395,000

- FOUR BEDROOM END TERRACE
- WALKING DISTANCE OF TRAIN STATION & TOWN CENTRE
- LOUNGE AND DINING AREA
- KITCHEN/DINER
- BEDROOM STUDY
- CLOAKROOM AND BATHROOM
- GARAGE AND PARKING SPACE
- LARGE REAR GARDEN



Conveniently situated withing walking distance of the town centre and train station, this 4 bedroom end of terrace property boasts a large rear garden and the added benefit of a garage and a parking space. Accommodation comprises of: Entrance hall, lounge with dining area, cloakroom, kitchen/breakfast room, 4 bedrooms and a bathroom. Contact Kennedy & Foster, the sole agents to arrange your viewing.

FRONT DOOR INTO

ENTRANCE HALL

Radiator, coving to ceiling, stairs to first floor, understairs recess. Doors to:

CLOAKROOM

Low level WC, wash hand basin with drawer under, heated towel rail, frosted uPVC double glazed window.

LOUNGE

12' 11" x 10' 7" (3.94m x 3.23m) uPVC double glazed window to front, coving to ceiling, radiator. Opening to:

DINING AREA

10' 10" x 10' 10" (3.3m x 3.3m) uPVC double glazed French doors to rear garden, serving hatch, radiator.

KITCHEN/BREAKFAST ROOM

17' 5" x 10' 8" (5.31m x 3.25m) Wall, base and drawer units with work surface over, space for fridge/freezer, washing machine, dishwasher and oven. 1 1/2 bowl sink unit, uPVC double glazed door to side, uPVC double glazed window and door to rear, door to side leading to gated front access.

FIRST FLOOR LANDING

Partially boarded loft hatch with light and ladder, shelved cupboard. Doors to:

BEDROOM ONE

10' 6" x 10' 0" (3.2m x 3.05m) Built in double wardrobe with hanging rail and shelves, uPVC double glazed window to front, coving to ceiling, radiator.

BEDROOM TWO

10' 6" x 9' 11" (3.2m x 3.02m) Built in cupboard, uPVC double glazed window to rear, radiator.

BEDROOM THREE

10' 1" x 8' 7" (3.07m x 2.62m) Dual aspect uPVC double glazed windows, coving to ceiling, radiator.

BEDROOM FOUR/STUDY

7' 0" x 5' 10" (2.13m x 1.78m) Coving to ceiling, radiator, uPVC double glazed window to front.

BATHROOM

Bath with jets and shower over, pedestal basin, low level WC, pedestal basin, heated towel rail, frosted uPVC double glazed window to rear.

OUTSIDE

FRONT GARDEN

Lawn, path to front door and to side door leading to kitchen, shrubs, flower, gate and picket fence.

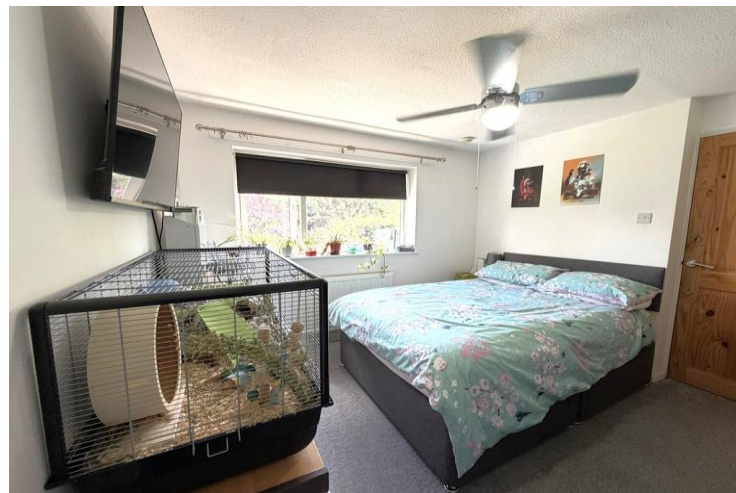
REAR GARDEN OF A VERY GENEROUS SIZE

Shrubs, trees, mature conifers, laid to lawn, outside tap, paved patio area, electric, pear, apple and cherry trees, access to side with metal shed and leading to front.

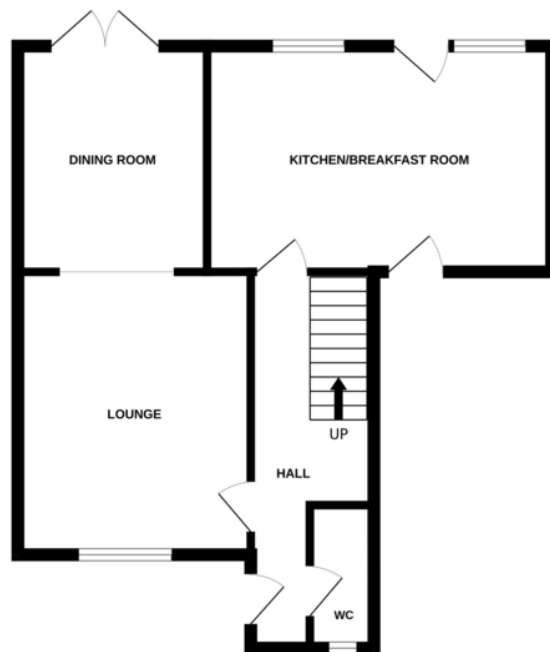
GARAGE

Up and over door, situated en bloc close by.

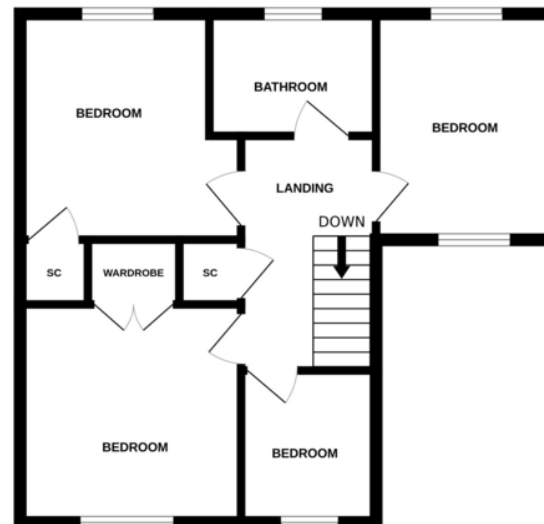
ALLOCATED PARKING SPACE



GROUND FLOOR



1ST FLOOR



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 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.