



**Kennedy
& Foster**

80 Dells Lane
Biggleswade
SG18 8HN
£550,000

- MUCH IMPROVED BY CURRENT OWNER
- STUNNING DETACHED HOME
- DOUBLE GARAGE
- TWO RECEPTION ROOMS
- KITCHEN AND UTILITY ROOM
- ENSUITE & FAMILY BATHROOM
- LOVELY GARDEN
- WITHIN WALKING DISTANCE TO TOWN CENTRE & TRAIN STATION



This non estate beautifully appointed 4 bedroom detached property with double garage is positioned with easy access to the train station and town centre. The property comprises of an entrance hall, cloakroom, lounge, dining room, kitchen, utility room, ensuite and family bathroom. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Oak flooring, stairs to first floor, under stairs recess with radiator. Doors to:

CLOAKROOM

Low level WC, wash hand basin with cupboard under, radiator, tiled floor, uPVC double glazed frosted window to front.

LOUNGE

18' 06" x 11' 08" (5.64m x 3.56m) Box bay window to front with secondary glazing, skirting, two radiators, fireplace, uPVC double glazed French doors to rear garden.

DINING ROOM

10' 0" x 9' 06" (3.05m x 2.9m) Double doors from entrance hall, radiator, secondary glazed window to rear, oak flooring.

KITCHEN

12' 11" x 8' 09" (3.94m x 2.67m) Wall, base and drawer units with work surfaces over, single drainer sink unit with mixer tap, tiled floor, radiator, space for dishwasher, fridge and cooker, cooker hood over, secondary glazed window to rear.

UTILITY ROOM

5' 08" x 5' 01" (1.73m x 1.55m) Stainless steel sink unit with mixer tap, space for washing machine, base cupboard, wall mounted gas boiler, tiled floor, door to side.

FIRST FLOOR LANDING

Secondary glazed window to front, airing cupboard with cylinder and shelving, loft access.

MASTER SUITE

BEDROOM

12' 04" x 11' 04" (3.76m x 3.45m) Fitted wardrobes with mirrored sliding doors along on wall, coving to ceiling, radiator, secondary glazed window to rear. Door to:

ENSUITE

Shower cubicle with shower over, low level WC, pedestal basin, radiator, frosted window to side.

BEDROOM TWO

12' 05" x 11' 09" (3.78m x 3.58m) Radiator, secondary glazed window to rear.

BEDROOM THREE

19' 8" x 7' 06" (6m x 2.29m) Radiator, secondary glazed window to rear.

BEDROOM FOUR

7' 09" x 6' 09" (2.36m x 2.06m) Radiator, Secondary glazed window to front.

BATHROOM

Panelled bath with tiled splash back shower over, low level WC, pedestal basin, tiled floor, secondary glazed window to front.

FRONT GARDEN

Double width driveway, shingle, block paved path to front door, gated side access, electric car charger.

DOUBLE GARAGE

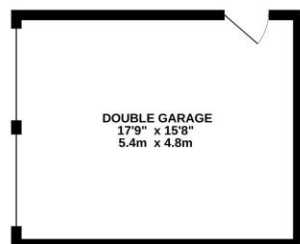
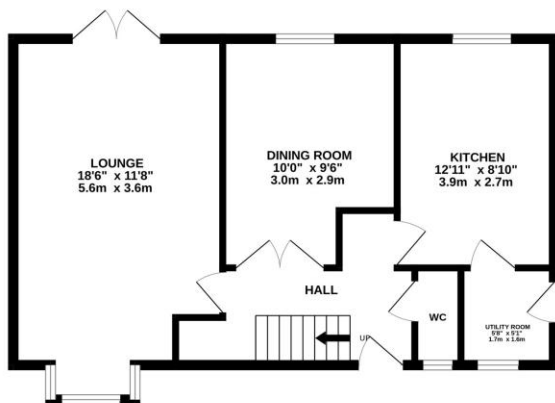
17' 05" x 15' 08" (5.31m x 4.78m) Two up and over doors, window, eaves storage, power and light, personnel door to path.

REAR GARDEN

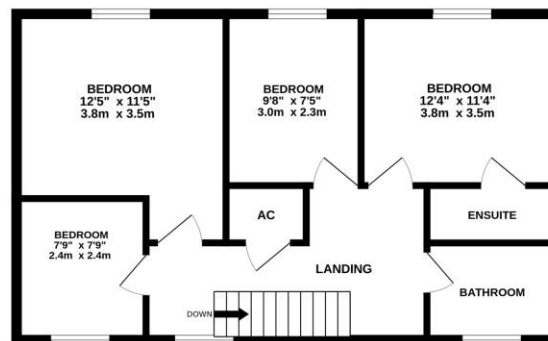
A lovely garden mainly laid to lawn, flower and shrubs border, pergola, patio area, hedge, wildlife pond, outside tap.



GROUND FLOOR
789 sq.ft. (73.3 sq.m.) approx.



1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.3 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 E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	77 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. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements