



**Kennedy
& Foster**

1 Fen Reach
Dunton
SG18 8RZ

Offers Over £299,950

- TWO DOUBLE BEDROOM PROPERTY
- TWO PARKING SPACES
- EN SUITE, FAMILY BATHROOM AND DOWNSTAIRS CLOAKROOM
- LOUNGE

- KITCHEN
- GARDENS
- WELL PRESENTED
- SOUGHT AFTER LOCATION



This well presented 2 double bedroom end terrace village property is situated in a sought after road in the popular village of Dunton only c3 miles from Biggleswade. This lovely home has a good size lounge, downstairs cloakroom, kitchen, 2 double bedrooms en suite to the master and family bathroom. To compliment the property is having gardens, 2 parking spaces and close by to country walks. Contact K & F the sole agents to arrange your viewing.

FRONT DOOR INTO:

LOUNGE/DINING ROOM

15' 08" x 12' 06" (4.78m x 3.81m) uPVC double glazed window to front. Radiator. Stairs leading to first floor landing. Understairs recess. Door to:

INNER LOBBY

Storage/cloaks cupboard. Door to kitchen. Door to:

KITCHEN

12' 00" x 8' 06" (3.66m x 2.59m) Range of wall and base units with work surfaces over. Fridge/freezer, washing machine, dryer, integrated dishwasher and built in oven with gas hob and extractor over. Cupboard housing boiler. Tiled floor. uPVC double glazed window to rear and door to rear garden.

FIRST FLOOR LANDING

Loft hatch. Doors to:

BEDROOM ONE

9' 11" to front of wardrobes" x 9' 03" (3.02m x 2.82m) Built in double wardrobe with sliding mirrored doors. Radiator. uPVC double glazed window to front. Door to:

EN SUITE

Shower cubicle with shower over and bi fold door door, pedestal basin, low level w.c. radiator. Extractor fan..

BEDROOM TWO

12' 07" x 8' 09" (3.84m x 2.67m) Radiator. uPVC double glazed window to rear.

OUTSIDE

FRONT GARDEN

Two side by side parking spaces to front of property.

Gated side access to:

REAR GARDEN

Laid to lawn, outside tap, gated side access.

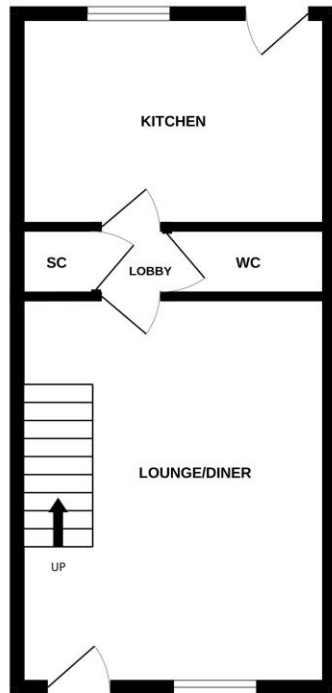
AGENTS NOTES

The property has gas central heating served by calor gas.

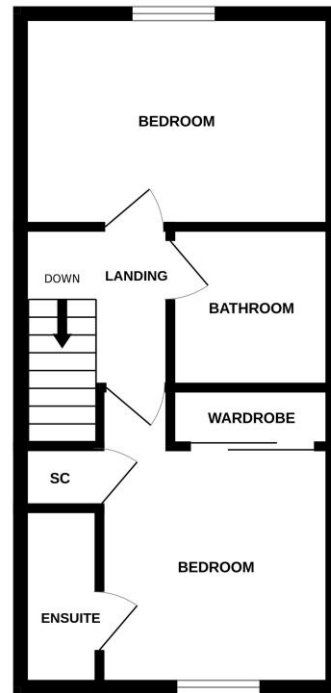
Development charges as of May 2025 an annual fee of £300.00



GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.6 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 C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 C |
| 55-68 | D | 64 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.