



**Kennedy
& Foster**

84 Dells Lane
Biggleswade
SG18 8HN

Guide Price £500,000 - £525,000

- 4/5 BEDROOM DETACHED
- SHORT WALK TO TOWN CENTRE AND TRAIN STATION
- DINING/FAMILY ROOM
- UTILITY ROOM

- KITCHEN
- PARKING FOR 3/4 CARS
- GENEROUS REAR GARDEN
- MUST BE VIEWED



Situated a short walk to the train station and town centre, this well presented non-estate detached property that offers parking for 3/4 cars. Front to back lounge, dining/family room, study or scope for downstairs bedroom and ensuite potential, kitchen and a utility room, 4 bedrooms and bathroom. The property has the benefit of a generous garden, ample parking and situated in a great location. Contact Kennedy & Foster, the sole agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Coving to ceiling, stairs to first floor, radiator, understairs cloaks and shoe area. Doors to:

CLOAKROOM

Low level WC, wash hand basin, consumer unit, radiator, laminate floor, frosted uPVC double glazed window to side.

LOUNGE

17' 7" x 11' 02" (5.36m x 3.4m) Engineered wood herringbone flooring, two radiators, coving to ceiling, dual aspect uPVC double glazed windows with fitted shutters, gas fireplace, inset lighting.

DINING/FAMILY ROOM

13' 10" x 11' 01" (4.22m x 3.38m) uPVC double glazed window to side with fitted shutters, uPVC double glazed French doors to rear garden, laminate flooring, door to kitchen. Door to:

BEDROOM 5/STUDY

11' 01" x 8' 4" (3.38m x 2.54m) uPVC double glazed window to front and side with fitted shutters, fitted desk, partially boarded loft with light. Door to:

PANTRY

8' 5" x 5' 2" (2.57m x 1.57m) (With potential to convert to a shower room) Wall mounted gas boiler, laminate flooring, wall and base units with work surface over, door to side entrance.

KITCHEN

12' 9" x 7' 11" (3.89m x 2.41m) Range of wall, base and drawer units with work surfaces over, space for dishwasher, integrated bins, stainless steel single drainer sink unit, built in electric oven with gas hob and extractor over. Breakfast bar, uPVC double glazed window to rear, dual aspect windows, loft space. Door to:

UTILITY ROOM

8' 3" x 4' 10" (2.51m x 1.47m) Wall and base units with work surface over, stainless steel single drainer sink unit, space for washing machine, tumble dryer and fridge/freezer, radiator, uPVC double glazed window to rear and door to side, coving to ceiling.

FIRST FLOOR LANDING

Decorative arch window to front, loft hatch, coving to ceiling. Doors to:

BEDROOM ONE

11' 1" x 10' 04" (3.38m x 3.15m) Coving to ceiling, radiator, uPVC double glazed window to rear, fitted wardrobe with partly mirrored sliding doors.

BEDROOM TWO

10' 10" x 8' 8" (3.3m x 2.64m) Coving to ceiling, uPVC double glazed window to rear, radiator.

BEDROOM THREE

10' 4" x 6' 1" (3.15m x 1.85m) Coving to ceiling, radiator, uPVC double glazed box bay window to front with fitted shutters.

BEDROOM FOUR

8' 1" x 5' 9" (2.46m x 1.75m) Coving to ceiling, radiator, uPVC double glazed window to rear.

BATHROOM

Panelled bath with mixer tap with shower over and shower screen, pedestal basin, low level WC, heated towel rail, extractor, frosted uPVC double glazed window to front, airing cupboard with cylinder and shelving.

FRONT GARDEN

Laid to lawn, gated side access to rear garden.

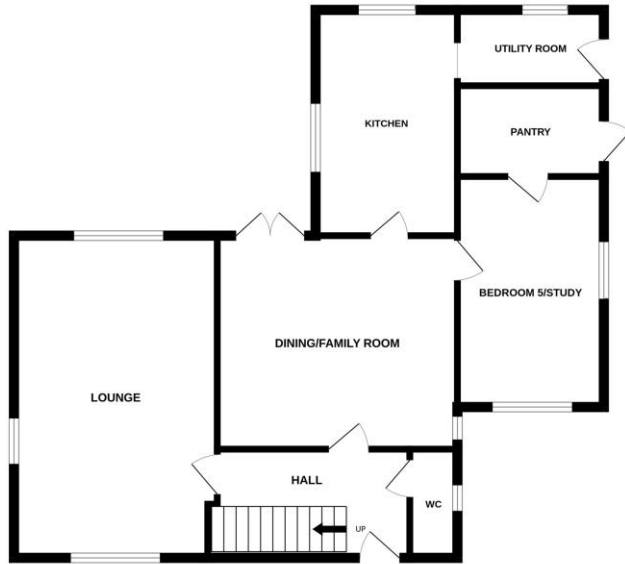
BLOCK PAVED & TARMAC PARKING & ADDITIONAL PARKING TO FRONT OF PROPERTY

REAR GARDEN

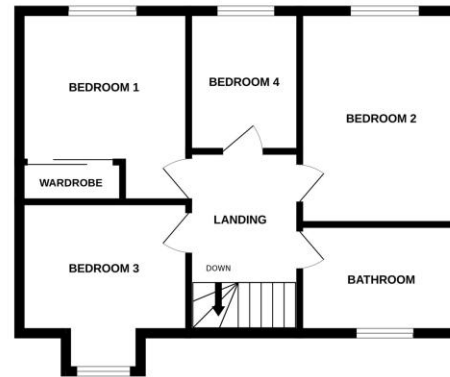
Block paved patio and pathway leading to gated side access, laid to lawn, shrubs, outside tap.



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 E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 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.