



**Kennedy  
& Foster**

64 Planets Way  
Biggleswade  
SG18 8FB  
**£283,000**

- COACH HOUSE
- TWO BEDROOMS
- WELL PRESENTED THROUGHOUT
- OPEN PLAN LIVING TO AREA

- KITCHEN WITH INTEGRATED APPLIANCES
- ENCLOSED GARDEN
- GARAGE
- POPULAR KINGS REACH DEVELOPMENT





A well presented two bedroom coach house located on the popular Kings Reach Development. In addition to the garage and enclosed garden, the property benefits from integrated appliances in the kitchen, fitted wardrobes and generous storage. Contract Kennedy & Foster to arrange your viewing.

**FROSTED DOUBLE COMPOSITE FRONT DOOR INTO HALLWAY WITH STAIRS RISING TO FIRST FLOOR ASPECT.**

#### **LANDING**

Access to partially boarded loft with ladder, built in double cupboard, built in cupboard housing hot water cylinder. Doors to:

#### **OPEN PLAN LIVING**

##### **LOUNGE**

14' 3" x 11' 7" (4.34m x 3.53m) Double glazed sash window to front and rear aspects, spotlights to ceiling, wall mounted radiator, Amtico floor.

##### **KITCHEN AREA**

16' 1" x 5' 6" (4.9m x 1.68m) Range of eye level and base units with work surface over, tiled splash back, 1 1/2 bowl sink and drainer unit, integrated fridge, freezer, dishwasher and tumble dryer. Built in double oven, gas hob and extractor over.

##### **BEDROOM**

10' 11" x 10' to wardrobe 3" (3.33m x 3.12m) uPVC double glazed sash window to front aspect, wall mounted radiator. Panelling to one wall, fitted mirrored wardrobe with sensor lights.

##### **BEDROOM**

10' 4" x 7' 7" (3.15m x 2.31m) uPVC double glazed sash window to front aspect, wall mounted radiator, built in cupboard.

##### **BATHROOM**

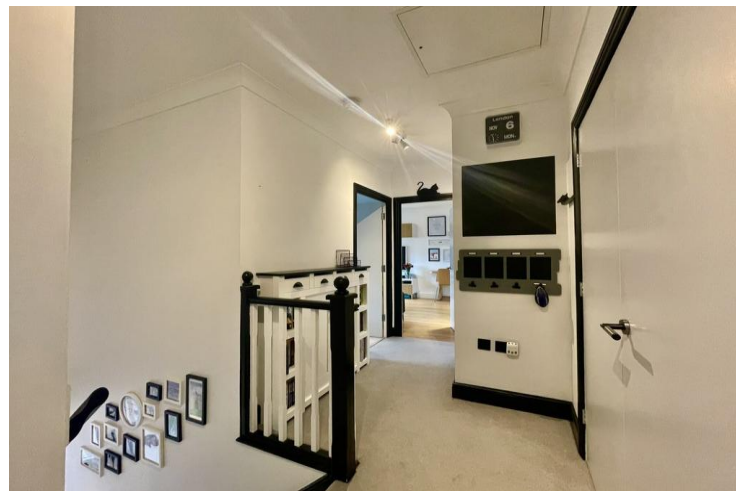
Frosted double glazed window to rear aspect, panelled bath with rainfall shower and hand held attachment, close coupled WC pedestal mounted wash hand basin, pedestal mounted wash hand basin, tiled splash back, wall mounted heated towel rail, tiled floor, spotlights to ceiling.

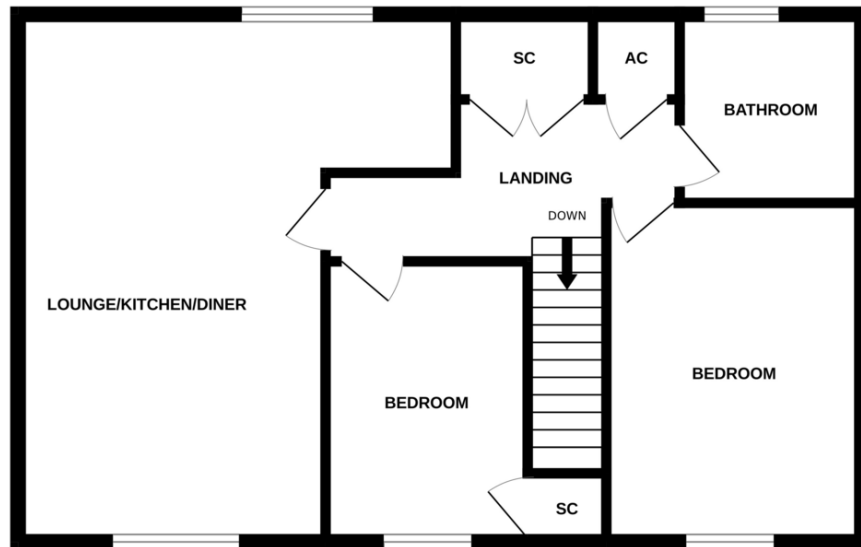
## OUTSIDE

Gate to enclosed garden with paved patio and wooden pergola, faux lawn with raised planter courtesy door to garage.

## GARAGE

Up and over door, power and light, recess storage area.





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		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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