



**Kennedy  
& Foster**

16 Lily Edge  
Biggleswade  
SG18 8YR  
**£445,000**

- END TERRACE
- POPULAR 'ORCHARD CHASE' DEVELOPMENT
- FOUR GOOD SIZE BEDROOMS
- KITCHEN/DINING ROOM

- LOUNGE
- CLOAKROOM, ENSUITE & FAMILY BATHROOM
- GENEROUS GARDEN
- AMPLE PARKING



Situated on the popular 'Orchard Chase' development, this four good size bedroom end terrace property with three storey living. The property has the benefit of a cloakroom, ensuite and family bathroom, lounge, kitchen/diner, generous size rear garden and ample parking. The property is within walking distance of the retail park and local amenities. C Contact Kennedy & Foster, the Sole Agent to arrange your viewing.

#### **FRONT DOOR INTO:**

#### **ENTRANCE HALL**

Stairs to first floor, radiator, cupboard housing, consumer unit. Door to:

#### **LOUNGE**

13' 10" x 12' 6" (4.22m x 3.81m) Radiator, uPVC double glazed window to front. Door to:

#### **INNER HALL**

Door to storage cupboard. Doors to:

#### **CLOAKROOM**

Low level WC, pedestal basin, fitted cupboards with work surface over, drawers and larder cupboard.

#### **KITCHEN/DINING ROOM**

16' 00" x 9' 06" (4.88m x 2.9m) Wall, base and drawer units with work surface over, stainless steel 1 1/2 bowl sink unit mixer tap, space for dishwasher, washing machine and fridge/freezer. Built in double oven, gas hob and extractor over, uPVC double glazed window and French doors to rear garden, radiator.

#### **FIRST FLOOR LANDING**

Radiator, airing cupboard. Doors to:

#### **BEDROOM**

10' 04" x 9' 0" (3.15m x 2.74m) Fitted wardrobe, radiator, uPVC double glazed window to front.

#### **BEDROOM**

10' 9" x 8' 0" (3.28m x 2.44m) Radiator, uPVC double glazed window to rear, fitted wardrobes.

#### **BEDROOM**

10' 8" x 7' 08" (3.25m x 2.34m) Radiator, uPVC double glazed window to rear, built in cupboard with hanging rail and shelf.

#### **BATHROOM**

Bath with mixer tap and shower over, low level WC, pedestal basin, shaver point, heated towel rail.

## HALLWAY

uPVC double glazed window to front, radiator, stairs to master suite.

## MASTER SUITE

## BEDROOM

21' 05" x 12' 07" (6.53m x 3.84m) Velux window and uPVC double glazed window to front, radiator. Door to:

## ENSUITE

Walk in double shower with shower over, low level WC, pedestal basin, Velux window, heated towel rail.

## OUTSIDE

## FRONT GARDEN

Shrubs, gated side access to rear garden.

## DRIVEWAY WITH AMPLE PARKING

## REAR & SIDE GARDEN

Paved patio, laid to lawn, shed, outside tap.

## AGENT NOTES

Development Charge: £184.03 per annum.



## COUNCIL TAX BAND

Tax band D

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	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.