



**Kennedy  
& Foster**

Potton Road  
Biggleswade  
SG18 0EJ

- SUBSTANTIAL DETACHED PROPERTY
- ADAPTABLE ACCOMMODATION
- L SHAPED KITCHEN/DINING/FAMILY ROOM
- STUDY

**Guide Price £570,000 - £585,000**

- LOUNGE
- GROUND FLOOR MASTER WITH EN SUITE
- WET ROOM
- 3 BEDROOMS AND BATHROOM FIRST FLOOR



GUIDE PRICE £570,000 TO £585,000.

WHAT A LOVELY AND UNIQUE DETACHED PROPERTY. Offering adaptable accommodation as follows: Entrance hall, L shaped kitchen/dining/family area, utility room, study, master bedroom with en suite 4 piece luxury bathroom to include free standing bath, reception room and a wet room,. To the first floor are 3 good size bedrooms and bathroom, Enclosed front garden mainly laid to lawn, rear garden with a bar, summer house and a cabin. etc. and parking to the front for numerous cars. An internal viewing comes highly recommended to fully appreciate this property. Contact Kennedy & Foster to arrange your viewing.

#### **FRONTDOOR INTO:**

#### **ENTRANCE HALL**

Victorian style radiator. Tiled floor. Cupboards, Stairs to first floor, storage cupboard, radiator, archway to kitchen/dining room.

#### **'L' SHAPED KITCHEN/DINING ROOM**

22' 07" x 21' 08" (6.88m x 6.6m) Wall, base and drawer units with work surfaces over. 1 1/2 bowl sink unit.. American fridge/freezer. Integrated dish washer. Double oven, Induction hob. Extractor. Built in microwave. Shelved alcove. Tiled floor. Two vertical radiators. Sky lights. uPVC double glazed windows to rear and French doors to rear garden. Archway to:

#### **UTILITY ROOM**

Wall base and drawer units with work surfaces over, space for washing machine and tumble dryer, single drainer sink unit with mixer tap, uPVC double glazed window to side.

#### **LOUNGE**

13' 03" x 12' 00" (4.04m x 3.66m) uPVC double glazed window to front and feature circular window to side. Victorian style radiator.

#### **WET ROOM**

uPVC double glazed frosted windows to side, Rainwater shower over with hand shower attachment, vanity basin with drawer under, W.C. heated towel rail, tiled walls.

#### **STUDY**

12' 11" x 8' 03" (3.94m x 2.51m) uPVC double glazed windows to front and side. Cupboards and oak work top in the process of being fitted. Door into:

### MASTER BEDROOM

13' 03" x 12' 05" (4.04m x 3.78m) Two vertical radiators, uPVC double glazed window to side. Opening to:

### ENSUITE FOUR PIECE BATHROOM

11' 0" x 8' 11" (3.35m x 2.72m) Free standing bath with mixer tap. Walk in shower. Pedestal basin and w.c. Heated towel rail. uPVC double glazed frosted window to side,

### FIRST FLOOR LANDING

Doors to:

### BEDROOM TWO

14' 10" x 11' 00" (4.52m x 3.35m) uPVC double glazed windows to side and rear. Victorian style radiator. Eaves storage.

### BEDROOM THREE

12' 00" x 8' 10" (3.66m x 2.69m) uPVC double glazed windows to front, Victorian style radiator, coving to ceiling. Eaves storage.

### BEDROOM FOUR

12' 00" x 7' 11" (3.66m x 2.41m) uPVC double glazed window to rear. Victorian style radiator.

### BATHROOM

Bath with mixer tap and shower attachment. Vanity basin cupboard under. W.C Victorian style radiator. uPVC double glazed frosted window to rear.

### OUTSIDE

#### FRONT GARDEN

Door to outside storage/workshop with door leading to side garden. and rear garden. Front garden enclosed and mainly laid to lawn.

PARKING TO FRONT FOR NUMEROUS VEHICLES.

#### REAR GARDEN

A good sized garden laid to lawn, summer house, trees and shrubs. Bar. Cabin. A lovely garden.





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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	50	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### OFFICE

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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 and 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