



**Kennedy
& Foster**

12 Carter Meadow
Biggleswade
SG18 0LB
£575,000

- GREAT LOCATION
- 4 BEDROOM DETACHED
- KITCHEN/DINING ROOM
- LOUNGE

- STUDY/PLAYROOM
- 2 ENSUITES
- FAMILY BATHROOM
- GARAGE & DRIVEWAY



This gorgeous 4 bedroom, 3 bathroom detached property is situated in a lovely location. The property comprises of: entrance hall, cloakroom, kitchen/dining room, lounge, study/playroom, bathroom, garden, garage and driveway. Contact Kennedy & Foster the Sole Agent to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Stairs to first floor, under stairs cupboard, radiator, storage cupboard, Amtico flooring. Doors to:

KITCHEN/DINING ROOM

20' 00 plus bay" x 9' 05" (6.1m x 2.87m) Wall, base and drawer units with work surfaces over, under cupboard lighting, integrated dishwasher, washing machine and fridge/freezer. Built in double oven, induction hob and extractor hood over. 1 1/2 bowl sink unit with mixer tap, uPVC double glazed window to front.

CLOAKROOM

Low level W.C, wash hand basin, radiator, Amtico flooring, uPVC double glazed frosted double glazed to side.

LOUNGE

16' 10" x 15' 01" (5.13m x 4.6m) uPVC double glazed French doors to rear garden, Velux windows, 2 vertical radiators. Door to:

PLAYROOM/STUDY

9' 07" x 9' 06" (2.92m x 2.9m) uPVC French doors to rear garden, Amtico flooring, radiator.

FIRST FLOOR LANDING

Airing cupboard, radiator. Doors to:

MASTER BEDROOM

15' 02" x 10' 07" (4.62m x 3.23m) uPVC double glazed window to front with fitted shutters, radiator.

DRESSING AREA

Triple wardrobe with mirrored sliding doors, radiator, uPVC double glazed window to rear. Door to:

FULLT TILED ENSUITE

Shower cubicle with rainwater shower over and hand shower attachment, wash hand basin, low level W.C, heated towel rail, tiled flooring, uPVC double glazed frosted window to rear.

BEDROOM TWO

10' 07" x 9' 08" (3.23m x 2.95m) uPVC double glazed window to rear, radiator. Door to:

ENSUITE

Fully tiled shower cubicle, wash hand basin, low level W.C, uPVC double glazed frosted window to rear, tiled flooring, heated towel rail.

BEDROOM THREE

11' 07" x 7' 08" (3.53m x 2.34m) uPVC double glazed window to front with fitted shutters, radiator.

BEDROOM FOUR

8' 09" x 8' 02" (2.67m x 2.49m) uPVC double glazed window to front with fitted shutters, radiator.

BATHROOM

Panelled bath with mixer tap and hand shower attachment, TV, wash hand basin, low level W.C, heated towel rail, uPVC double glazed frosted window to side.

OUTSIDE

FRONT GARDEN

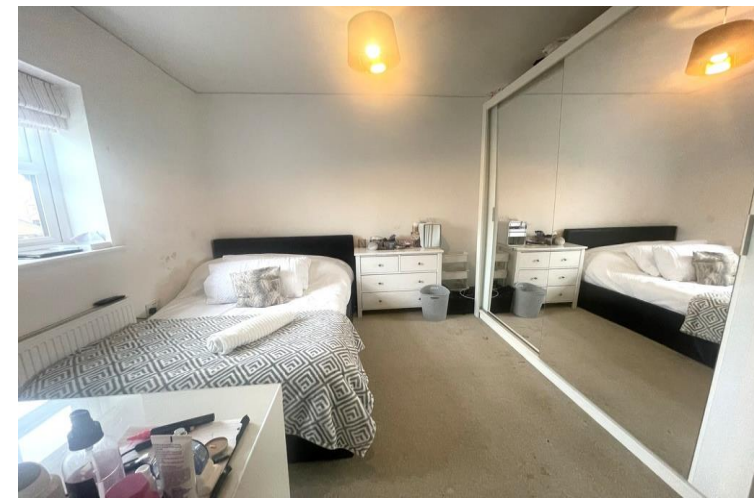
Artificial lawns, paved pathway, shingle, gates side access to rear garden, driveway leading to:

GARAGE

Up & over door, power and light.

REAR GARDEN

Paved patio, laid to lawn, flowers and shrubs, outside tap, gated side access, power sockets.



COUNCIL TAX BAND

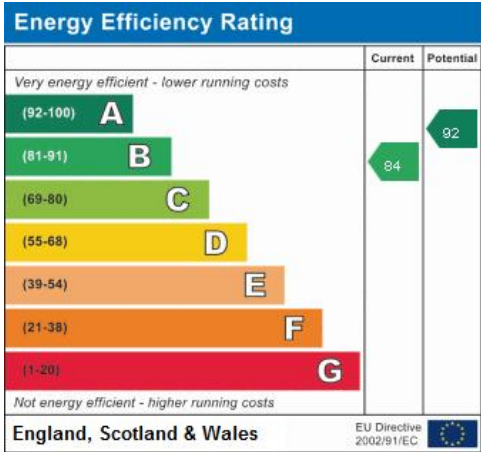
Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

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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 are 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