



**Kennedy
& Foster**

42 Mountbatten Drive

Biggleswade

SG18 0JJ

£435,000

- WELL PRESENTED LINKED DETACHED
- EXTENDED
- 3 BEDROOMS
- REFITTED KITCHEN/BREAKFAST ROOM
- LOUNGE
- CLOAKROOM & REFITTED BATHROOM
- DINING ROOM
- GARAGE AND DRIVEWAY



Situated in a lovely cul de sac location, this well presented extended 3 bedroom linked detached property has been updated and improved to include: refitted kitchen, refitted bathroom, refitted windows and so much more. The accommodation comprises: cloakroom, lounge, kitchen, dining room, 3 bedrooms and bathroom. To compliment this beautiful home is a driveway, garage and attractive gardens.

FRONT DOOR INTO:

ENTRANCE HALL

Coving to ceiling, radiator, Bamboo flooring, door to lounge. Door to:

CLOAKROOM

Low level W.C, wash hand basin, uPVC double glazed frosted window to side, radiator, consumer unit, Bamboo flooring.

LOUNGE

18' 01" x 12' 10" (5.51m x 3.91m) Gas fireplace set in Marble effect hearth, 2 double radiators, coving to ceiling, stairs to first floor with under stairs storage cupboard filled bookcase. Doors to:

REFITTED KITCHEN/BREAKFAST ROOM

19' 08" x 8' 03" (5.99m x 2.51m) A beautiful kitchen comprises of wall, base and drawer units with Apollo Slabtech work surfaces over, 1 1/2 bowl sink unit with mixer tap, breakfast bar with cupboards under, refitted double oven, gas hob, extractor hood, integrated fridge/freezer and dishwasher, uPVC double glazed window to rear, Karndean flooring, coving to ceiling, under cupboard lighting, door to side. Opening to:

DINING ROOM

11' 00" x 8' 10" (3.35m x 2.69m) uPVC double glazed sliding patio door to rear garden, Karndean flooring, dado rail, coving to ceiling, double radiator.

FIRST FLOOR LANDING

Partially boarded loft with lighting. Radiator, uPVC double glazed window to side, shelved cupboard, coving to ceiling. Doors to:

BEDROOM ONE

14' 10" x 9' 10" (4.52m x 3m) Fitted bedroom furniture to include 4 double wardrobes, overhead storage, bedside cabinets, radiator, coving to ceiling, uPVC double glazed window to front.

BEDROOM TWO

10' 01" x 9' 01" (3.07m x 2.77m) uPVC double glazed window to rear, coving to ceiling, radiator.

BEDROOM THREE

8' 08" x 7' 11" (2.64m x 2.41m) uPVC double glazed window to front, coving to ceiling, radiator.

REFITTED BATHROOM

'P' shaped bath with rainwater shower over and hand shower attachment, shower screen, wash hand basin with cupboard under, close coupled W.C, heated towel rail, tiled flooring, extractor, uPVC double glazed frosted window to front.

OUTSIDE

FRONT

Shingled front garden, shrubs, paved driveway leading to:

GARAGE

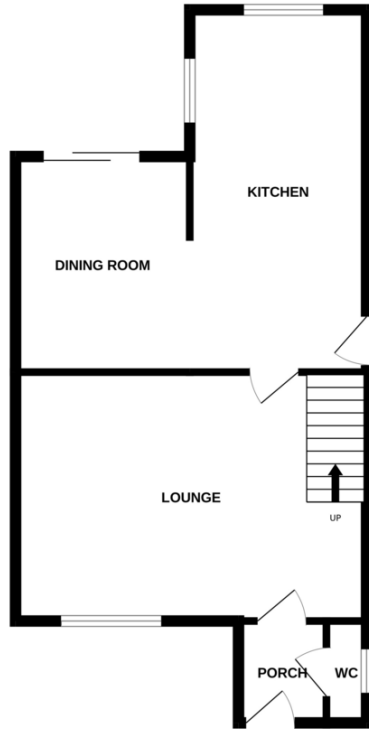
18' 00" x 8' 05" (5.49m x 2.57m) Up and over door, consumer unit, stainless steel single drainer sink unit, space for tumble dryer and washing machine, combi boiler, tap, personnel door to:

REAR GARDEN

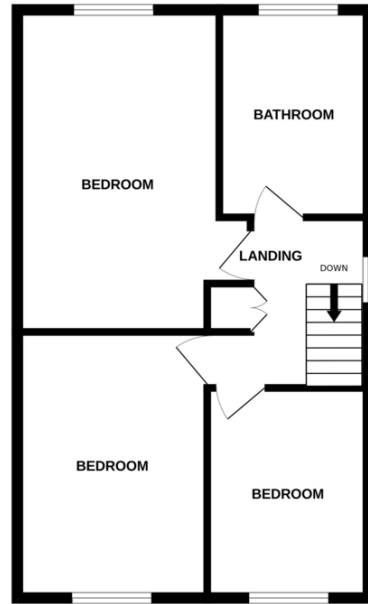
Block paved patio, laid to lawn, raised beds, shrubs, outside lights.



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.
Made with Metropix v2024.

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		83
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

OFFICE
2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

T: 01767 601122
E: sales@kennedyfoster.co.uk

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