



**Kennedy  
& Foster**

18 Handel Way  
Biggleswade  
SG18 8TY  
**£365,000**

- LOVELY PROPERTY
- 3 BEDROOMS
- KINGS REACH DEVELOPMENT
- LOUNGE/DINER
- KITCHEN
- DOWNSTAIRS CLOAKROOM
- BATHROOM
- GARAGE & PARKING



Situated on the popular Kings Reach development, this lovely 3 bedroom property offers a downstairs cloakroom, kitchen, lounge/dining room, 3 good size bedrooms and family bathroom. To compliment the property is a garage and parking. Contact the sole agents Kennedy & Foster to arrange your viewing.

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

#### **ENTRANCE HALL**

Laminate flooring, stairs to first floor, consumer unit. Doors to:

#### **CLOAKROOM**

Pedestal basin, low level W.C, radiator, uPVC double glazed window to front.

#### **KITCHEN**

11' 00" x 7' 03" (3.35m x 2.21m) White wall, base and drawer units with work surfaces over, 1 1/2 bowl stainless steel sink unit with mixer tap, cupboard housing boiler. Integrated fridge/freezer, dish washer and washing machine. Built in oven, gas hob and extractor hood over. uPVC double glazed window to front, tiled flooring.

#### **LOUNGE/DINER**

14' 04" x 14' 04" (4.37m x 4.37m) uPVC double glazed French doors and windows to rear garden, radiator, under stairs storage cupboard.

#### **FIRST FLOOR LANDING**

Loft hatch. Doors to:

#### **BEDROOM**

13' 07" x 7' 11" (4.14m x 2.41m) Radiator, uPVC double glazed window to rear.

#### **BEDROOM**

11' 09" x 7' 11" (3.58m x 2.41m) Radiator, uPVC double glazed window to front.

#### **BEDROOM**

9' 00" x 6' 02" (2.74m x 1.88m) Radiator, uPVC double glazed window to rear.

#### **BATHROOM**

Panelled bath with shower over fully tiled, splash back, low level W.C, pedestal basin, Radiator, uPVC double glazed frosted window to front, extractor fan.

## OUTSIDE

### FRONT

Block paving leading to front door.

### REAR GARDEN

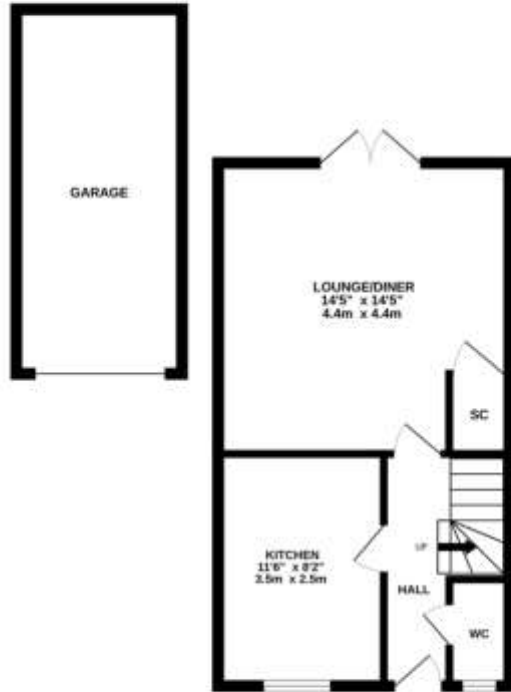
Laid to lawn, paved patio, electric point, outside tap, pathway leading to gated rear access leading to:

### GARAGE

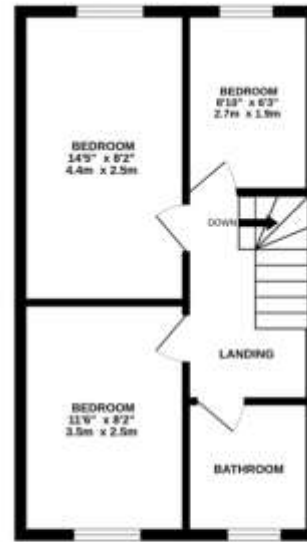
Up and over door, parking to front of garage.



GROUND FLOOR



1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for information 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 is given as to their operability or efficiency until the date.  
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**COUNCIL TAX BAND**

Tax band D

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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