



**Kennedy
& Foster**

18 Cambridge Road
Dunton
SG18 8RS
£285,000

- VILLAGE LOCATION
- EXTENDED COTTAGE
- WOOD BURNING STOVE
- WELL PRESENTED THROUGHOUT
- TWO BEDROOMS
- SNUG
- DINING ROOM/CONSERVATORY
- OFF ROAD PARKING



An extended terrace cottage in the village of Dunton, just a short drive from Biggleswade. This property offers a lounge with additional snug area, conservatory/dining room, well maintained garden and off road parking. Internal viewing is recommended. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

COMPOSITE FRONT DOOR INTO:

LOUNGE

12' 10" max x Narrowing to fireplace 11' 8" (3.91m x 3.56m) uPVC double glazed window to front aspect, laminate floor, brick built fire surround with multi fuel burning stove. Archway to:

STUDY AREA

11' 11" max x 8' 7" (3.63m x 2.62m) Wood laminate floor, open staircase rising to first floor landing, latch door to bathroom. Opening to:

KITCHEN

7' 6" x 6' 2" (2.29m x 1.88m) Range of eye level and base units with work surfaces over, tiled splash back, composite sink and drainer unit with mixer tap, space for oven, fridge/freezer and washing machine. Tiled floor, panelling to ceiling. Opening to:

CONSERVATORY/DINING ROOM

10' 10" x 9' 10" (3.3m x 3m) uPVC double glazed window to side and rear aspect, double glazed doors to rear garden, tiled floor.

BATHROOM

Frosted window to conservatory, close couple W.C, wash hand basin, bath with Triton electric shower, contrasting tiled splash back, wall mounted electric heater, tiled floor, cupboard housing hot water cylinder and shelving.

FIRST FLOOR ACCOMMODATION

LANDING

Latch doors to:

BEDROOM ONE

10' 4" x 11' 7" (3.15m x 3.53m) uPVC double glazed window to front aspect, built in cupboard with hanging rail.

BEDROOM TWO

8' 10" x 8' 8" (2.69m x 2.64m) uPVC double glazed window to rear aspect, wall mounted radiator, access to loft space.

OUTSIDE

REAR GARDEN

Patio with step up to garden, mainly laid to lawn, rockery with manmade stream, paved patio seating area, enclosed by timber panel fencing, gated access to:

OFF ROAD PARKING FOR ONE CAR



COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



We warrant nothing has been done to ensure the accuracy of the floorplan or measurements. Measurements are approximate and are for guidance purposes only and should be used as such by the purchaser. The vendor, architect and draftsman shall have no liability or guarantee as to the accuracy of the floorplan or measurements.
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