



**Kennedy
& Foster**

228 Lincoln Crescent

Biggleswade

SG18 8HR

Guide Price £205,000 - £210,000

- ONE BEDROOM CLUSTER HOUSE
- REFITTED KITCHEN WITH APPLIANCES
- REFITTED BATHROOM
- DOUBLE GLAZING
- GAS TO RADIATOR HEATING
- OAK PANELLED DOORS
- WELL PRESENTED THROUGHOUT
- ALLOCATED PARKING



GUIDE PRICE £205,000 - £210,000. Kennedy & Foster are pleased to offer this one bedroom freehold property which is situated off Dells Lane, within easy access to the train station, integrated appliances, oak panelled doors, double glazing, gas radiator heating and allocated parking. Contact Kennedy & Foster to arrange your viewing.

FROSTED GLAZED DOOR INTO:

LOUNGE

14' 10" into bay 11' 9" x 10' 9" (4.52m x 3.28m) uPVC box bay double glazed window to front aspect, wall mounted radiator, coving to ceiling with recess spotlights, stairs rising to first floor accommodation, panelled oak door to:

KITCHEN

8' 2" x 6' 5" (2.49m x 1.96m) uPVC double glazed window to front aspect, heated towel rail, range of eye level and base units with contrasting work surfaces over, built in oven with induction hob with chimney style extractor over, integrated washing machine and fridge, built in cupboard under stairs with panelled oak door housing freezer and dryer, metro style splash back.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, panelled oak doors to:

BEDROOM

11' 9" x 10' 7" (3.58m x 3.23m) uPVC double glazed window to rear aspect, coving to ceiling with recess spotlights, wall mounted radiator, built in cupboard.

BATHROOM

uPVC double glazed frosted window to front aspect, panelled bath with waterfall style shower, shower attachment and mixer taps, close coupled W.C, wash hand basin, heated towel rail, recess spotlights, tiled splash back.

OUTSIDE FRONT

built in storage cupboard, open plan lawned area.

ALLOCATED PARKING FOR ONE VEHICLE

AGENT NOTES

Vendor is currently replacing carpets to lounge, stairs and landing.



COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

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