



**Kennedy
& Foster**

105 Potton Road
Biggleswade
SG18 0EB
£450,000

- STUNNING EXTENDED SEMI
- FOUR PIECE BATHROOM & CLOAKROOM
- KITCHEN/DINING ROOM
- LOUNGE

- CONSERVATORY
- 3 BEDROOMS
- LARGE REAR GARDEN
- GARAGE & PARKING



Situated in a non estate location this stunning EXTENDED semi detached property that must be viewed to fully appreciate everything this property has to offer. To compliment this desirable home is a large rear garden with wooden outbuilding ideal for many uses, garage that could also be used as a gym/office, potential to create a 4th bedroom, ample parking and accommodation as follows: Entrance hall, cloaks cupboard/utility, four piece bathroom to include, a free standing bath, kitchen/dining room, spacious lounge and conservatory, 3 bedrooms and cloakroom. A viewing comes highly recommended by Kennedy & Foster the sole agents.

FRONT DOOR INTO

ENTRANCE HALL

Stairs to first floor landing with storage cupboards under, double radiator, uPVC double glazed feature window to side. Doors to:

CLOAK CUPBOARD/UTILITY

Wall and base unites with work surface over, shoe rack, space for washing machine, uPVC double glazed frosted window.

FOUR PIECE BATHROOM

Free standing double ended bath with mixer tap, fully tiled shower cubicle and shower over, inset circular bowl sink with cupboard under, uPVC double glazed frosted window, tiled floor.

KITCHEN/DINING/FAMILY ROOM

24' 04" x 11' 11" (7.42m x 3.63m) Wall, base and drawer units with work surfaces over, space for dishwasher and fridge/freezer. 1 ½ bowl sink unit with spray tap over, range cooker, cupboard housing boiler. Pantry with light, breakfast bar, 2 radiators, tiled flooring, coving to ceiling, double doors to:

LOUNGE

17' 10" x 16' 10" (5.44m x 5.13m) uPVC double glazed window to front, vertical radiator and radiator, uPVC double glazed French door to:

CONSERVATORY

11' 01" x 10' 09" (3.38m x 3.28m) Power and light. French doors to rear garden.

FIRST FLOOR LANDING

Access to loft, uPVC double glazed frosted window to side. Doors to:

MASTER BEDROOM

18' 10" x 9' 11" (5.74m x 3.02m) Dual aspect windows overlooking rear garden, 2 radiators, coving to ceiling.

BEDROOM

14' 00" x 9' 08" (4.27m x 2.95m) Radiator, uPVC double glazed window, coving to ceiling, fitted double wardrobe with shelving.

BEDROOM

8' 11" x 8' 05" (2.72m x 2.57m) uPVC double glazed window, coving to ceiling, radiator .

CLOAKROOM

Low level W.C, uPVC double glazed frosted window.

OUTSIDE

FRONT

Block paved and shingle parking for 3/4 cars plus block paved driveway.

GARAGE

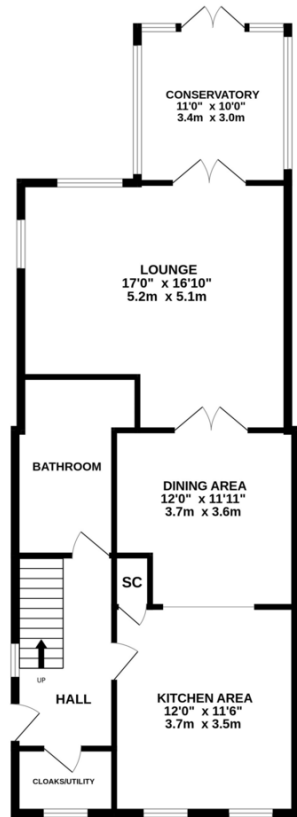
15' 00" x 8' 01" (4.57m x 2.46m) Power and lighting, ideal for gym/office, up and over door.

LARGE REAR GARDEN

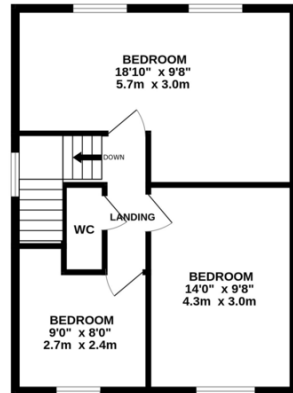
Paved and shingle, patio area, laid to lawn, decking area, raise beds, brick built BBQ, personnel door to garage. Wooden shed 17' 08" x 11' 08" with double doors, power and light, fuse box. Ideal for work shop/office/gym.



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.
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COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 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 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