



**Kennedy  
& Foster**

5 Fisher Mead  
Biggleswade  
SG18 0GZ  
**£465,000**

- WELL PRESENTED DETACHED
- BUILT IN c 2016
- 4 BEDROOMS
- CUL DE SAC LOCATION
- LOUNGE
- KITCHEN/DINING ROOM
- CLOAKROOM, ENSUITE & FAMILY BATHROOM
- DRIVEWAY AND GARAGE



Situated in a cul de sac location on this lovely Development just off Potton Road, this well presented four bedroom detached property that has the benefit of driveway and garage, fitted shutters, lounge, kitchen/dining room, cloakroom, utility cupboard, ensuite to master and a lovely 4 piece family bathroom Contact Kennedy & Foster the sole agents to arrange your viewing of this lovely home.

#### **ENTRANCE HALL**

Amtico flooring, radiator, storage cupboard, stairs to first floor. Doors to:

#### **LOUNGE**

15' 01" x 11' 01" (4.6m x 3.38m) Underflooring heating, radiators, Amtico flooring, uPVC double glazed bay window to front.

#### **CLOAKROOM**

Low level W.C, wash hand basin, extractor fan, Amtico flooring, uPVC double glazed frosted window to front.

#### **UTILITY CUPBOARD**

4' 09" x 4' 01" (1.45m x 1.24m) Wall cupboards, space for washing machine and tumble dryer, consumer unit.

#### **KITCHEN/DINING ROOM**

20' 04" x 10' 02" (6.2m x 3.1m) Wall, base and drawer units with work surfaces over, built in double oven/grill, electric hob and extractor hood over. Integrated dishwasher and fridge/freezer, 1 1/2 bowl sink unit with spray tap, uPVC double glazed window and French doors to rear garden.

#### **FIRST FLOOR LANDING**

Insulated loft with electric and lighting, airing cupboard housing Combi boiler. Doors to:

#### **BEDROOM ONE**

10' 11" x 9' 00" (3.33m x 2.74m) Built in double wardrobes, radiator, uPVC double glazed window to rear. Door to:

#### **ENSUITE**

Fully tiled shower cubicle with shower over, wash hand basin,, low level W.C, extractor fan, mirrored cabinet with lights and demister heated towel rail.

#### **BEDROOM TWO**

11' 07" x 8' 00" (3.53m x 2.44m) uPVC double glazed window to front, radiator.



### **BEDROOM THREE**

10' 03" x 6' 08" (3.12m x 2.03m) uPVC double glazed window to rear, radiator.

### **BEDROOM FOUR**

8' 05" x 7' 06" (2.57m x 2.29m) uPVC double glazed window to front, radiator.

### **FOUR PIECE BATHROOM**

Panelled bath with full height tiling, mixer tap and hand shower attachment, low level W.C, fully tiled shower cubicle, heated towel rail, uPVC double glazed frosted window to side, wash hand basin, mirrored cabinet, extractor fan.

### **OUTSIDE**

#### **FRONT**

Shingled.

#### **DRIVEWAY FOR APPROX . 2 CARS**

Leading to:

#### **GARAGE**

18' 10" x 10' 03" (5.74m x 3.12m) Up and over door, power and light.

#### **STORE ROOM/OFFICE**

10' 03" x 6' 04" (3.12m x 1.93m) Power and light.

### **REAR GARDEN**

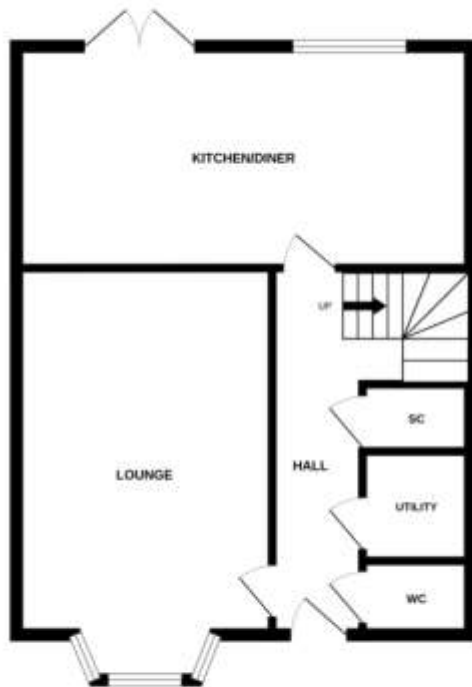
Security lighting, electrical lighting, laid to lawn, paved patio areas, personal door to store room, outside tap, gated side access.

### **AGENT NOTES**

Current service charge £154.82 per annum



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 Metagen 6/2024

**COUNCIL TAX BAND**

Tax band E

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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 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