



**Kennedy  
& Foster**

1 Milestones  
Biggleswade  
SG18 8PP  
**£450,000**

- 4 DOUBLE BEDROOM SET OVER 3 FLOORS
- MASTER WITH ENSUITE & WALK IN WARDROBE
- LOUNGE
- STUNNING KITCHEN WITH ISLAND
- SEPARATE DINING AREA
- 3 BATHROOMS
- CLOAKROOM
- GATED PARKING



This stunning, extended family home, offers spacious accommodation and is set over 3 floors ideally located near the A1 Retail Park, and local amenities, offering 4 large double bedrooms, 3, bathrooms 2 of which are en suites, and a walk in wardrobe, under ground source heating and underfloor heating, a large family kitchen and separate dining area, gated parking and has granted planning permission to extend further. Contact Kennedy & Foster the sole agents to view this property.

#### **ENTRANCE HALL**

Composite front door, laminate flooring, radiator, stairs to first floor with storage, doors to:

#### **REFITTED CLOAKROOM**

Vanity basin with drawers under, close coupled w.c.

Tiling to half height, laminate flooring.

#### **LOUNGE**

17' 02" x 16' 02" (5.23m x 4.93m) uPVC double glazed bay window to front elevation, radiator, oak double doors to dining room.

#### **KITCHEN/BREAKFAST ROOM**

18' 03" x 10' 07" (5.56m x 3.23m) An abundance of wall, base & drawer units with built in double oven, integrated dishwasher, washing machine, space for American fridge/freezer, sink with mixer tap & spray tap, under cupboard lighting, plinth lighting, boiler serving underground source heating and radiators, Island incorporating wine chiller, induction hob with cupboards & drawers. Vertical radiator, opening to:

#### **DINING ROOM**

12' 00" x 9' 07" (3.66m x 2.92m) Laminate, uPVC double glazed French doors to rear garden, inset lighting, coal effect electric fireplace with hearth and mantle surround.

#### **FIRST FLOOR LANDING**

Stairs to first floor, carpet, radiator. Doors to:

#### **BEDROOM TWO**

13' 02" x 11' 02" (4.01m x 3.4m) uPVC double glazed window to rear, radiator, carpet. Door to:

#### **ENSUITE**

Fully tiled shower cubicle, low level w.c. Pedestal basin, heated towel rail, frosted uPVC double glazed window to rear.

### BEDROOM THREE

14' 07" x 11' 04 " (4.44m x 3.45m) uPVC double glazed window to front, carpet, radiator.

### BEDROOM FOUR

13' 03" x 10' 08" (4.04m x 3.25m) uPVC double glazed window to front, carpet, radiator.

### BATHROOM

Panelled bath with mixer tap and rainwater head shower over and hand held shower attachment, pedestal basin, low level w.c. Frosted uPVC double glazed window to front, inset lighting, heated towel rail.

### SECOND FLOOR

### MASTER BEDROOM

17' 02" x 16' 02" (5.23m x 4.93m) Two Velux windows to rear, radiator, TV ariel point, opening to dressing area. Door to:

### ENSUITE SHOWER ROOM

13' 00" x 3' 02" (3.96m x 0.97m) Walk in shower with rainwater head shower and hand held shower attachment, vanity basin with drawers under, close coupled w.c. heated towel rail, complimentary tiling, laminate flooring.

### DRESSING ROOM

14' 09" x 7' 04 " (4.5m x 2.24m) Sloping ceilings, laminate flooring, power and light.

### OUTSIDE

#### FRONT GARDEN

Picket fence surrounding front garden with artificial lawn, double gates leading to secure parking to rear and gated side access leading to:

#### REAR GARDEN

Artificial lawn, raised beds, decking, solar lighting, outside tap, shed, gate with access leading to allocated parking.

#### AGENTS NOTES

Peppercorn rent payable for maintenance of gated parking area.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of steps, corridors, stairs and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency save for green.  
Name and address: 12/2022

### COUNCIL TAX BAND

Tax band E

### TENURE

Freehold

### LOCAL AUTHORITY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		69
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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