



**Kennedy  
& Foster**

5 Mallard Walk

Biggleswade

SG18 8DY

**OFFERS IN EXCESS OF £350,000**

- EXTENDED SEMI DETACHED
- RIVERSIDE AND COUNTRY VIEWS
- WALKING DISTANCE TO TOWN CENTRE & TRAIN STATION
- THREE BEDROOMS
- LOUNGE/DINER
- KITCHEN
- DOWNSTAIRS CLOAKROOM & FAMILY BATHROOM
- GARAGE & PARKING



Positioned in this lovely location with riverside and country views and approx. 6 minute walk to train station and town centre. This extended semi detached well presented property offers excellent accommodation as follows: entrance hall, cloakroom, kitchen, lounge/diner, three bedrooms, recently refitted bathroom. To compliment this lovely home is the generous rear garden, garage and parking to the front of the garage. Contact Kennedy & Foster the sole agents to arrange your viewing.

#### **UPVC DOUBLE GLAZED FRONT DOOR INTO:**

#### **ENTRANCE HALL**

Stairs to first floor landing, radiator, tiled flooring. Doors to:

#### **CLOAKROOM**

Low level W.C, wash hand basin, space and plumbing for washing machine and space for tumble dryer, tiled floor, radiator, uPVC double glazed frosted window.

#### **KITCHEN**

12' 00" x 8' 04" (3.66m x 2.54m) Wall, base and drawer units with work surfaces over with integrated dishwasher, 1 1/2 bowl stainless steel single drainer with mixer tap, space for cooker with extractor hood over, space for fridge/freezer, wall mounted gas boiler, tiled flooring, uPVC double glazed window.

#### **LOUNGE/DINER**

21' 00" x 14' 06" (6.4m x 4.42m) Double and single radiators, coving to ceiling, uPVC double glazed French doors to rear garden.

#### **FIRST FLOOR LANDING**

Access to loft hatch. Doors into:

#### **BEDROOM ONE**

14' 00" x 9' 10" (4.27m x 3m) Radiator, uPVC double glazed window.

#### **BEDROOM TWO**

11' 01" x 10' 01" (3.38m x 3.07m) Radiator, uPVC double glazed window with views over the river level and countryside, coving to ceiling.

#### **BEDROOM THREE**

8' 06" x 6' 06" (2.59m x 1.98m) Radiator, uPVC double glazed window with views over the river level and countryside.

### **RECENTLY REFITTED BATHROOM**

Panelled bath with mixer tap, fully tiled walls around the bath, rainwater head shower and a hand shower over, shower screen, low level W.C, vanity basin with cupboard under, heated towel radiator, storage cupboards, uPVC double glazed frosted window, inset lighting.

### **OUTSIDE**

#### **FRONT GARDEN**

Laid to lawn, shrubs, pathway leading door and gated side access leading to rear garden.

#### **GARAGE TO REAR ENBLOCK**

16' 07" x 8' 02" (5.05m x 2.49m) Up and over door and personal door, PARKING TO FRONT OF GARAGE.

### **REAR GARDEN**

Laid to lawn, shrubs, paved patio and gated rear access and gated side access.



GROUND FLOOR



1ST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan, measurements, dimensions, areas, fixtures and fittings are not guaranteed and no responsibility is taken for any errors or omissions. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The fixtures, fittings and appliances shown have not been tested and no guarantee is made as to their operability or efficiency. Call on 01767 601122.

**COUNCIL TAX BAND**

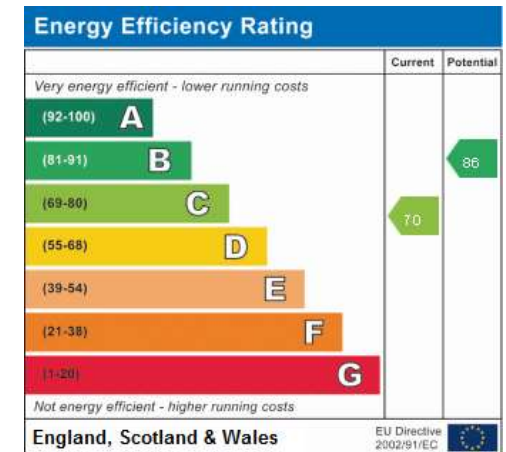
Tax band C

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council



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 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 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