



**Kennedy
& Foster**

12 Sherrington Grove

Biggleswade

SG18 8LQ

Guide Price £365,000 - £375,000

- SEMI -DETACHED
- 3 STOREY ACCOMMODATION
- POPULAR KINGS REACH DEVELOPMENT
- KITCHEN/DINER
- LOUNGE
- TWO EN SUITES AND FAMILY BATHROOM
- DOWNSTAIRS CLOAKROOM
- GARAGE



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This lovely 3 bedroom, 3 bathroom, 3 storey semi detached property with garage is situated in the lovely area of the Kings Reach Development. The property offers lounge, kitchen/diner, cloakroom on the ground floor, 2 bedrooms, onsite and family bathroom on the first floor and master suite with ensuite on the top floor. A lovely home to own, contact Kennedy & Foster The sole Agents to arrange your viewing.

FRONT DOOR INTO

ENTRANCE HALL

Stairs to first floor landing, radiator, under stairs pull out storage. Doors to:

CLOAKROOM

Wash hand basin with cupboard under, extractor fan, close couple W.C.

LOUNGE

14' 08" x 10' 11" (4.47m x 3.33m) Storage cupboard, radiator, media unit, uPVC double glazed window to rear & French doors to rear garden.

KITCHEN/DINING ROOM

15' 03" x 7' 06" (4.65m x 2.29m) Wall, base and drawer units with work surfaces over, 1 1/2 bowl sink unit with mixer tap.

Integrated fridge/freezer and dishwasher, space for washing machine, built in electric oven and gas hob with extractor hood over, under cupboard lighting, uPVC double glazed sash window to front.

FIRST FLOOR LANDING

Airing cupboard, stairs to second floor. Doors to:

BEDROOM TWO

14' 09" x 9' 11" (4.5m x 3.02m) uPVC double glazed window to rear, radiator. Door to:

ENSUITE

Fully tiled shower cubicle with shower over, wash hand basin, close coupled W.C, heated towel rail, extractor fan, shaver point.

BEDROOM THREE

10' 03" x 7' 05" (3.12m x 2.26m) uPVC double glazed sash window to front, radiator.

BATHROOM

Panelled bath with mixer tap and shower over, close coupled W.C, wash hand basin, heated towel rail, shaver point, uPVC double glazed frosted sash window to front.

SECOND FLOOR

BEDROOM ONE

17' 02" x 11' 00" (5.23m x 3.35m) Stone Cupboard housing boiler, partially boarded loft, uPVC double glazed sash window to front. Door to:

ENSUITE

Fully tiled shower cubicle, wash hand basin, close coupled W.C, Velux Window.

OUTSIDE

FRONT

Shrubs, pathway to front.

REAR GARDEN

Artificial lawn, outside tap, decked patio, gated access leading to:

GARAGE TO REAR OF PROPERTY

Up & Over door, situated behind the property.





Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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 guidance purposes only and should be used as such for any prospective purchase. The structure, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
 Made and I signed 12/2024

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



OFFICE
 2 Market House
 Market Square
 Biggleswade
 Bedfordshire SG18 8AQ

T: 01767 601122
E: sales@kennedyfoster.co.uk

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