



**Kennedy  
& Foster**

4 Manor Court  
Stratton Park  
SG18 8QS  
**£179,995**

- 19' FT LOUNGE
- 19' FT BEDROOM
- FORMER TWO BEDROOM PARK HOME
- VIEWS OVER FIELDS TO REAR
- UTILITY AREA
- UPVC DOUBLE GLAZING
- SHOWER ROOM
- GARDENS TO ALL ASPECTS





A detached park home with views over fields to the rear. Formerly comprising two bedrooms and now offering one large 19ft bedroom, the property also benefits from a 19ft lounge, refitted kitchen, large hallway and gardens to four aspects. Located just outside Biggleswade with a short drive to the Retail Park and local amenities.

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

#### **HALLWAY**

9' 8" x 8' 5" (2.95m x 2.57m) uPVC double glazed window to front aspect, doors to kitchen, shower room and bedroom. Doorway to:

#### **LOUNGE**

19' 1" x 11' 5" (5.82m x 3.48m) uPVC double glazed window to side and rear, uPVC double glazed patio doors opening onto decking area, flame effect electric fire with surround and hearth, two wall mounted radiators.

#### **KITCHEN**

13' 1" x 9' 3" (3.99m x 2.82m) uPVC double glazed window to rear aspect, range of eye level and base units with work surfaces over, built in electric oven and hob with chimney style extractor over, tiled splash back, ceramic 1 1/2 bowl sink and drainer unit with mixer tap. Space for washing machine, dishwasher and free standing fridge/freezer, uPVC double glazed frosted door to:

#### **UTILITY ROOM**

5' 9" x 3' 11" (1.75m x 1.19m) Space for dryer and freezer, uPVC double glazed door to rear.

#### **SHOWER ROOM**

Two uPVC double glazed frosted windows to front aspect, twin walk in shower unit with electric Triton shower, close couple W.C, wash hand basin with vanity cupboard under, tiled splash back, wall mounted radiator.

#### **BEDROOM**

19' 1" x 10' 9" narrowing to 6' 9" (5.82m x 3.28m) (Formally two bedrooms) Two uPVC double glazed window to side aspect, two wall mounted radiators.

### **OUTSIDE REAR**

Garden to all aspects, mainly made up of paved and shingled areas, enclosed by timber panel fencing, raised decking area, views over fields to rear, gated access to front.

### **PARKING**

Available on first come first served basis.

### **FRONT**

Shingled garden with steps rising to front door.

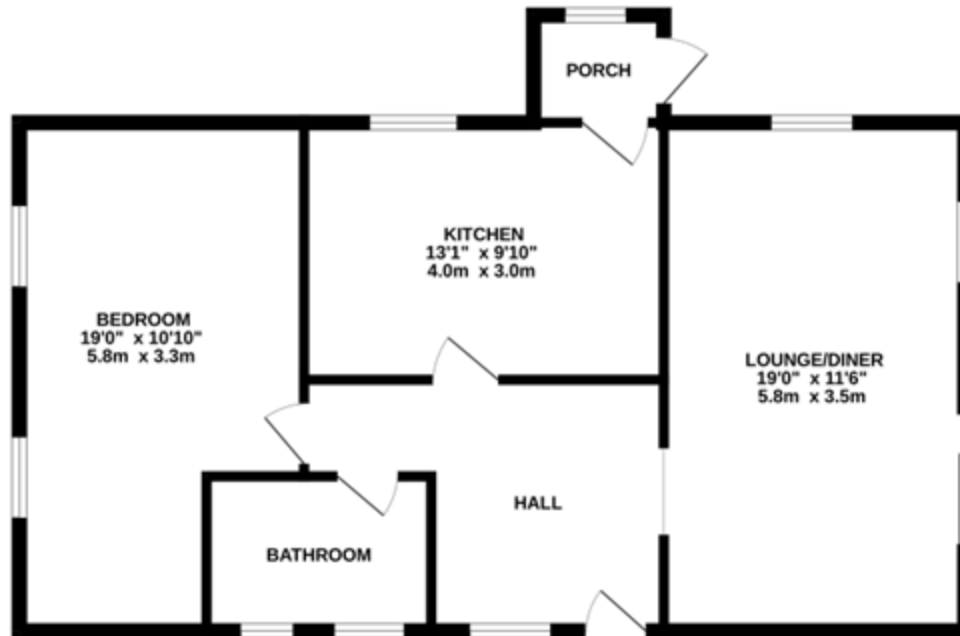
### **AGENT NOTES**

Current Ground Rent/ Pitch charge: £186.00 per month.

Current Sewage charges: £34.68 per annum.



**GROUND FLOOR**  
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.4 sq.m.) approx.  
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 A

**TENURE**

Leasehold

**LOCAL AUTHORITY**

Central Bedfordshire

**OFFICE**

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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