Kennedy & Foster

106A London Road
Biggleswade
SG18 8EL
£450,000

• BRAND NEW
• DETACHED BUNGALOW
• BI FOLDING DOORS TO OPEN PLAN LIVING
• HIGH SPEC KITCHEN

• ENSUITE AND FAMILY BATHROOM
• 2/3 BEDROOMS
• WRAP AROUND GARDEN
• SHINGLED DRIVEWAY AND PARKING
Set back from the desirable London Road in Biggleswade this BRAND-NEW high specification detached bungalow is perfectly located close to town, train station and retail park. The bungalow boasts open plan living with bi folding doors onto the decked terrace and high spec kitchen, 2/3 bedrooms, en suite and family bathroom. To compliment the bungalow is the wrap around gardens and ample shingled parking to the front of the property. Kennedy & Foster Estate Agents highly recommend an internal viewing to appreciate the quality of this new home.

COVERED PORCH

COMPOSITE FRONT DOOR INTO

ENTRANCE HALL
Engineered oak flooring, radiator, hatch to insulated loft with retractable ladder. Solid Oak doors to:

OPEN PLAN LIVING & KITCHEN
25' 8" x 15' 2" (7.82m x 4.62m) Kitchen Area Matt Navy base and drawer units with soft closing doors. Integrated fridge / freezer, Bosch washer/dryer, Bosch dish washer. Bosch double oven, induction hob and with extractor hood over. To compliment the Navy units are white wall units and one housing the boiler. Sink unit with mixer tap, Quartz worksurfaces. Spotlights. Engineered oak flooring. uPVC double glazed window to rear. Living Area Aluminium bi folding doors onto decked terrace. uPVC double glazed window to front. Dimmer lighting. Engineered oak flooring. Two radiators.

BEDROOM ONE
11' 9" x 11' 8" (3.58m x 3.56m) uPVC double glazed window to front. TV socket. Radiator. Door to:

EN SUITE
Shower cubicle with complimentary tiling, rainfall shower head and a further shower attachment. Vanity basin with wooden storage cupboard
under, close combi coupled w.c., tiled flooring, heated towel rail, radiator, frosted uPVC double glazed window to side. Inset lighting.

**BEDROOM TWO**
13’ 6” x 9’ 4” (4.11m x 2.84m) uPVC double glazed window to front, radiator, TV socket.

**STUDY / BEDROOM THREE**
9’ 2” x 9’ 0 narrowing to 6’3” (2.79m x 2.74m) uPVC double glazed French doors leading to decked terrace. Radiator.

**BATHROOM**
White suite comprising panelled bath with rainfall shower head and further shower attachment, complimentary tiling, vanity basin with wooden storage cupboard under, close couple w.c., heated towel rail, tiled floor, spotlights, and sun pipe.

**OUTSIDE**

**FRONT**
Shingled driveway with parking for 3/4 cars side access to either side of bungalow leading to:

**SIDE AND REAR GARDENS**
Decked terrace, outside tap.
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.