



6 Dene Way, Upper Caldecote, Biggleswade, Bedfordshire. SG18 9DL





3 Bedroom Detached House

Offers Over £430,000 Freehold

Ready to move into! This spacious family home is situated on a generous plot with large driveway and West facing rear garden. Benefits also include built in wardrobes, re-fitted kitchen and newly laid carpets.

- CHAIN FREE
- Ready to move into
- Newly fitted carpets
- Re-fitted kitchen
- Built in wardrobes
- Potential to extend 'STP'
- Single garage
- West facing rear garden
- Viewing highly recommended
- EPC rating D. Council tax band D

Ground Floor

Entrance Hall:

Doors to all rooms. Stairs rising to first floor landing. Understairs storage cupboard housing gas boiler. Radiator. Carpeted.

Cloakroom:

A two-piece suite comprising a low-level WC and wash hand basin with vanity unit. Tiled splashbacks. Radiator. Obscure glazed window.

Kitchen:

Abt. 10' 0" x 10' 10" (3.05m x 3.30m) A modern re-fitted kitchen comprising a range of matching wall and base units with complimenting worksurface. Integrated eye level electric oven with warming drawer. Four ring induction hob with stainless steel extractor hood above. Integrated appliances including a microwave, washing machine, fridge freezer and plumbing available for dishwasher. Inset one & half bowl stainless steel sink and drainer with mixer tap. Hidden consumer unit. Tiled splashbacks. Double glazed window and patio door opening into the rear garden. Radiator. Tile effect flooring. Spotlights.

Living/Dining Room:

Abt. 22' 1" x 12' 9" (6.73m x 3.89m) A spacious room ideal for family life. A Large double glazed box bay window overlooks the front aspect. Freestanding feature fireplace with timber surround and tiled hearth, which can easily be removed without affecting the carpet. Large double-glazed window to rear aspect. Two radiators. Ceiling light.

First Floor

Landing:

Double glazed window to the front aspect on the half landing. Doors to all rooms. Airing cupboard housing hot water tank with shelving. Access to partially boarded loft space, with ladder and light. Carpeted. Ceiling light.

Bedroom One:

Abt. 10' 11" x 12' 9" (3.33m x 3.89m) A generous double bedroom with double glazed window to rear aspect. Built-in wardrobe with sliding doors. Radiator. Newly laid carpets. Ceiling light.

Bedroom Two:

Abt. 8' 9" x 12' 9" (2.67m x 3.89m) A further double bedroom with double glazed window to front aspect. Radiator. Built-in wardrobe with sliding doors. Newly laid carpets. Ceiling light.

Bedroom Three:

Abt. 7' 6" x 9' 0" (2.29m x 2.74m) A generous third bedroom with double glazed window to rear aspect. Built-in wardrobe with sliding doors. Newly laid carpets. Carpeted. Radiator. Ceiling light.

Shower Room:

A modern three-piece suite comprising a low-level walk in double shower, low level WC and wash hand basin with vanity unit. Stainless steel heated towel rail. Fully tiled walls and flooring. Two Double glazed windows to side aspect. Ceiling light.

Outside

Front Garden:

A generous front garden mainly laid to lawn with mature shrubs which could be paved over to provide more parking if required.

Rear Garden:

A large west facing rear garden mainly to lawn with mature shrubs. Paved patio area and pathway to the rear. Cold water tap. Timber shed to remain. Security light. Gated access to driveway.

Garage & Driveway:

A generous driveway providing off road parking for several cars. Up and over door to garage which offers power & light.

Additional Information**The Local Area & Biggleswade Surrounding:**

This lovely home is conveniently located within the popular village of Upper Caldecote. Situated within a 10-minute walk is the village convenience store, popular farm shop and sports clubs. There is also the Village Hall and the Methodist Church, where there is youth club on a Friday and a very active Brownie, Cub Pack and Scout Troop. The Junior Village School is also a short walk or lovely cycle ride away.

Biggleswade is only a short drive away which offers High Street shops, pubs, restaurants, senior schools and a mainline train station into London Kings Cross St Pancras, with a journey time of approximately 31 minutes. The Shuttleworth collection is also close by, providing fantastic air shows which can be seen

across the village.

Agents Note:

Draft particulars yet to be approved by vendor and may be subject to change.

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

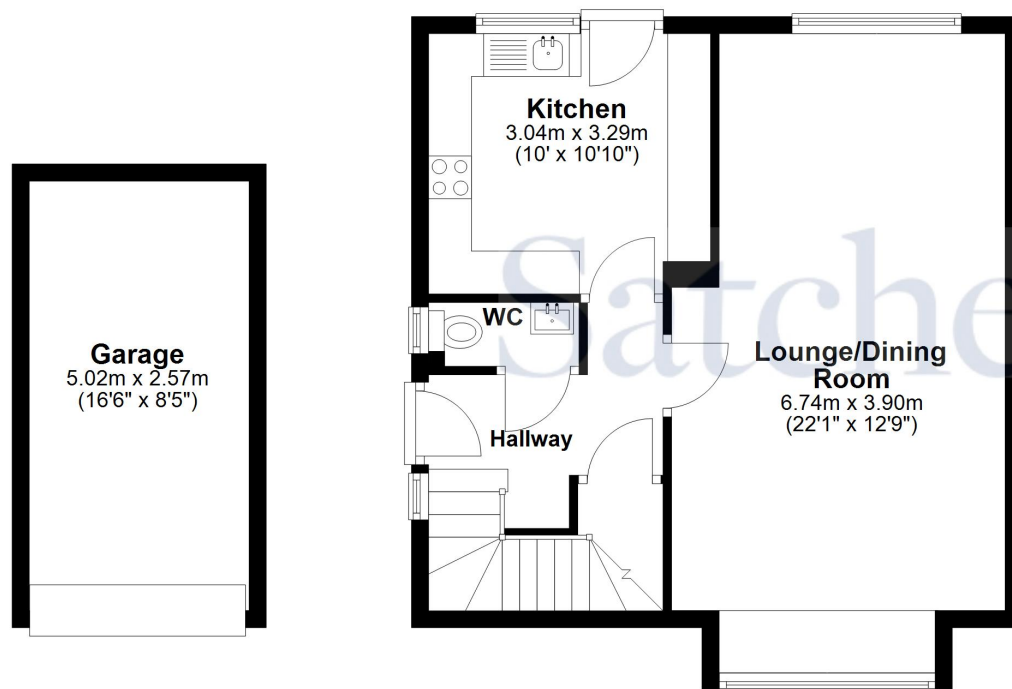




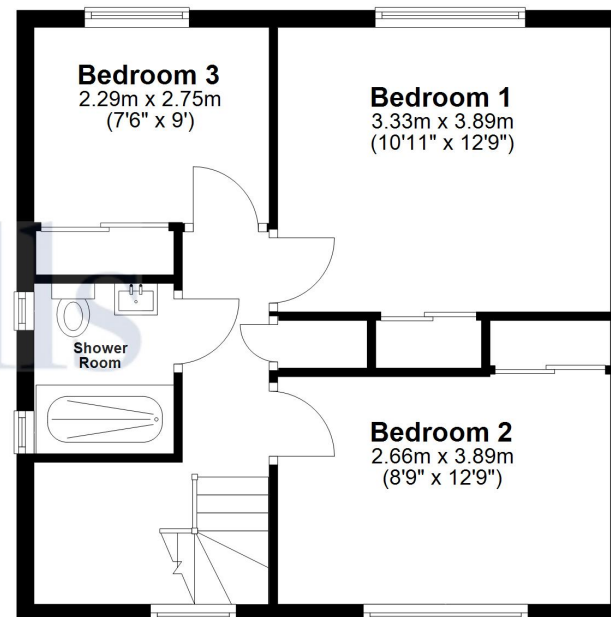
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.