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COUNTRY PROPERTIES
PART OF HUNTERS

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

HITCHIN ROAD - UPPER CALDECOTE

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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10, Hitchin Road

Upper Caldecote,
Bedfordshire, SG18 9BT
£335,000

COUNTRY PROPERTIES
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Originally built in 1914 this extended three bedroom home is well presented with spacious family living.

- Master bedroom with en-suite shower room
- Paved driveway providing off road parking for 2 cars
- Semi rural living within just a short commute to nearby Biggleswade
- Views over farmland to the rear
- Further potential to extend to single storey extension, subject to any necessary consents
- Well regarded local schools

Ground Floor

Entrance Hall

Stairs rising to first floor. Wood effect flooring. Doors into lounge and dining area.

Lounge

11' 10" x 11' 5" (3.61m x 3.48m) Double glazed window to front. Fireplace with inset wood burning stove and tiled hearth. Radiator. Two wall lights. Picture rail.

Dining Area

17' 0" x 11' 2" (5.18m x 3.40m) Wood effect flooring. Double glazed French doors opening onto rear garden. Radiator. Understairs storage cupboard. Velux window in roof void. Doors to bathroom and kitchen.

Kitchen

10' 9" x 9' 0" (3.28m x 2.74m) A range of wall and base units with rolled edge worksurfaces and tiled splashbacks. Ceramic one & half sink unit with drainer and mixer tap over. Space and plumbing for washing machine. Space for fridge/freezer. Space for range cooker with stainless steel splashback and extractor hood over. Ceramic tiled floor. Radiator. Double glazed window and obscure double glazed door opening onto rear garden.

Bathroom

Three piece suite comprising roll top bath, low level flush wc and wash hand basin with tiled splashback. Storage cupboard housing wall mounted gas boiler. Extractor fan. Chrome heated towel rail. Obscure double glazed window to rear.

First Floor

Landing

Doors into bedrooms 1 & 2. Door to staircase rising to bedroom 3.

Master Bedroom

12' 5" x 11' 11" (3.78m x 3.63m) Dual aspect room with double glazed windows to side and rear. Feature fireplace. Radiator. Door into:

En-Suite Shower Room

Suite comprising double shower cubicle, circular sink unit with storage under and low level flush wc. Chrome heated towel rail. Double glazed window to rear.

Bedroom 2

11' 5" x 11' 10" (3.48m x 3.61m) Double glazed window to front. Feature fireplace. Radiator. Storage cupboard.

Second Floor

Bedroom 3

12' 11" (excluding eaves) x 7' 0" (3.94m x 2.13m) Some restricted head height. Velux windows to front and rear. Radiator.

Outside

Front Garden

Enclosed with brick wall and wrought iron railings. Paved to provide off road parking for two cars.

Rear Garden

Laid mainly to lawn with paved patio area and stepping stone pathway to further raised deck patio area. Raised flower and shrub borders enclosed with railway sleepers. Cold water tap. Gated access to front.

AGENTS NOTE: The owner currently rents some land (Approx. 3.5 acres) behind the property which is used for her ponies. It may be possible for the new buyer to take up the option of also renting the land.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES