



Hitchin Road, Upper Caldecote, Biggleswade, Bedfordshire. SG18 9BU







## 3 Bedroom Link Detached House

### £385,000 Freehold

A much loved three-bedroom link detached bungalow in the sought after village of Upper Caldecote. Offered to the market chain free with beautiful rear views over open countryside.

- Chain free
- Three bedroom link detached bungalow
- Countryside views to rear
- Single garage with power
- 20ft living/dining area
- Large driveway
- Potential to extend (STPP)
- Solar panels
- Popular village location
- EPC rating C. Council tax band E

## **Ground Floor**

### **Hallway:**

Access via front door leading through to the inner hallway. Doors leading to all rooms. Carpet flooring.

### **Living/Dining Room:**

Abt. 20' 9" x 13' 8" (6.32m x 4.17m) A large 20ft living/dining space with feature open fire with stone surround. One set of sliding doors lead to the conservatory and a further set lead to the kitchen. Carpet flooring.

### **Kitchen:**

Abt. 10' 2" x 9' 8" (3.10m x 2.95m) A range of wall and base units with laminate worksurfaces. Integrated oven and grill. Gas hob. Fridge/freezer. Washing machine and dishwasher to remain. Wall tiles. Window to side aspect. Door leading to garden.

### **Conservatory:**

Abt. 13' 8" x 9' 5" (4.17m x 2.87m) Access via the Living room. Sliding doors leading on to the garden. Additional sliding door to side. Tiled flooring. Electric sun shade.

### **Bedroom One:**

Abt. 18' 2" x 9' 4" (5.54m x 2.84m) A large double bedroom with bay window to front aspect. Carpet flooring.

### **Bedroom Two:**

Abt. 16' 2" x 9' 3" (4.93m x 2.82m) Located to the rear of the property with built in storage cupboard. Window to rear aspect. Carpet flooring.

### **Bedroom Three:**

Abt. 10' 8" x 9' 8" (3.25m x 2.95m) Currently used as an office with feature bay window to front aspect. Carpet flooring.

### **Shower Room:**

A modern three-piece shower room comprising of a corner shower, wash hand basin with vanity unit and a low level WC. Wall mounted mirrored cabinet. Heated towel rail. Assistance hand rails. Storage cupboard housing hot water tank. Fully tiled walls. Tiled flooring. Obscured window to side aspect.

### **Outside**

#### **Garden:**

A beautifully maintained, low maintenance plot mainly laid to lawn with mature Bramley Apple tree. Views over the open fields beyond. Three storage sheds. Side access to driveway.

### **Garage and Parking:**

The garage can be accessed via the up over door to front or single door at rear. Power and lighting. The current driveway can comfortably fit four cars. If more parking is needed, the front garden could be paved over if required. Mature Magnolia tree on front lawn.



### **Additional Information**

#### **About The Area:**

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:**

The boiler was installed January 2023 and is located in the loft space. Coal bunkers to the rear of the garage with some coal remaining.

Draft particulars yet to be approved by the 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.





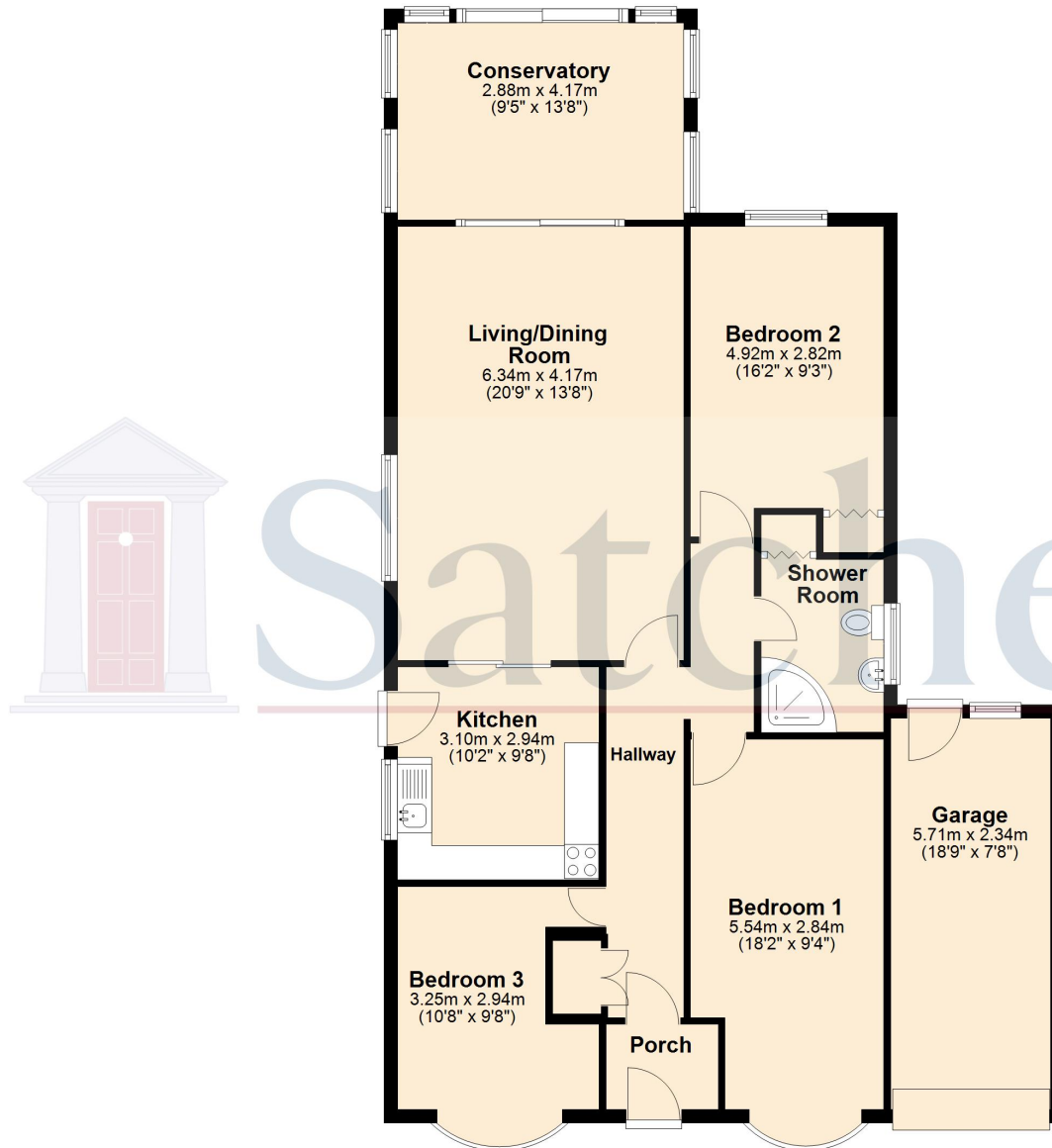


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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



For illustration 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.