



87, Biggleswade Road

Upper Caldecote,  
Bedfordshire, SG18 9BH

£450,000

country  
properties

This three bedroom (1,780 sqft) semi detached home has been extended to provide an additional 1 bedroom annexe which can be either self contained or accessed via the main dwelling.

- Dual aspect 26ft living room
- Annexe with independent entrance hall
- Driveway parking for many cars
- Popular village location with excellent commuter access
- Main bedroom with en-suite shower room and Jack & Jill en-suite to bedrooms 2 and 3
- Garage with newly fitted roller door and power/light connected
- Short upward chain in place



## GROUND FLOOR

Entrance

Door into:

Kitchen

12' 9" x 10' 9" (3.89m x 3.28m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Kickboard heater. Inset stainless steel double sink with mixer tap over. Built-in eye level electric oven and grill. Inset gas hob with extractor hood over. Integrated dishwasher. Space for fridge and freezer. Space for tumble dryer. Tiled flooring. Obscure double glazed door to side and two double glazed windows to front. Door into:

Living/Dining Room

26' 0" x 11' 11" (7.92m x 3.63m) Dual aspect with double glazed windows to front and rear. Two radiators. Oak flooring. Six wall lights. Door into:

Inner Lobby/Study Area

14' 4" (max) x 12' 11" (4.37m x 3.94m) Wood effect flooring. Stairs rising to first floor. Radiator. Door into shower room and double glazed patio doors opening to the annexe entrance hall.

Bathroom

Four piece suite comprising corner bath, wash hand basin, shower cubicle and low level wc. Fully tiled walls and ceramic tiled flooring. Chrome heated towel rail. Shaver point. Obscure double glazed window to side.

## Annexe

Entrance Hall (Annexe)

Ceramic tiled flooring. Radiator. Double glazed window and door to rear garden. Doors into living room and garage.

Living Room (Annexe)

13' 1" (max) x 13' 0" (max) (3.99m x 3.96m) Double glazed window and french doors opening onto the rear garden. Wood effect flooring. Doors to kitchen and bedroom.

Kitchen (Annexe)

12' 0" x 6' 1" (3.66m x 1.85m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset ceramic one & half bowl sink with swan neck mixer tap over. Fitted eye level oven and grill. Inset electric hob with stainless steel extractor hood over. Wood effect flooring.



### Bedroom (Annexe)

17' 8" x 8' 2" (5.38m x 2.49m) Two Velux style windows to rear. Fitted wardrobe with mirrored style doors. Door into:

### Shower Room (Annexe)

Three piece suite comprising shower with soakaway, wash hand basin and low level wc. Ceramic tiled flooring and partially tiled walls. Shaver point. Chrome heated towel rail. Velux style and glass brick window to side.

## FIRST FLOOR

### Landing

Cupboard housing wall mounted gas boiler with shelving. Doors into all bedrooms and bathroom.

### Bedroom 1

17' 10" (max) x 10' 2" (5.44m x 3.10m) Double glazed window to rear. Radiator. Two fitted wardrobes. Door into:

### En-Suite Shower Room

Suite comprising shower cubicle, low level wc, bidet and vanity wash hand basin. Partially tiled walls. Chrome heated towel rail. Obscure double glazed window to front.



## Bedroom 2

14' 7" (max) x 9' 7" (max) (4.45m x 2.92m)  
Double glazed window to rear. Radiator.  
Door to:

## Jack & Jill En-Suite Shower Room

Suite comprising panel enclosed bath with shower over and folding glass side screen, low level wc and double sinks inset to vanity unit with cupboards under. Partially tiled walls. Chrome heated towel rail.

## Bedroom 3

13' 0" x 7' 6" (3.96m x 2.29m) Two double glazed windows to front. Radiator. Fitted cupboards. Door into Jack & Jill en-suite.

## OUTSIDE

### Front Garden

Block paved driveway leading to garage with shingled area to the front providing off road parking for several cars.

### Rear Garden

Large raised patio area with brick retaining, sloping access and steps leading down to the lawn with mature tree and shrubs. External lights. Gated access to front.

### Garage

Remote control roller door with power/light connected. Stainless steel sink unit with cupboard under. Space and plumbing for washing machine. Space for fridge freezer. Wall mounted gas boiler.

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



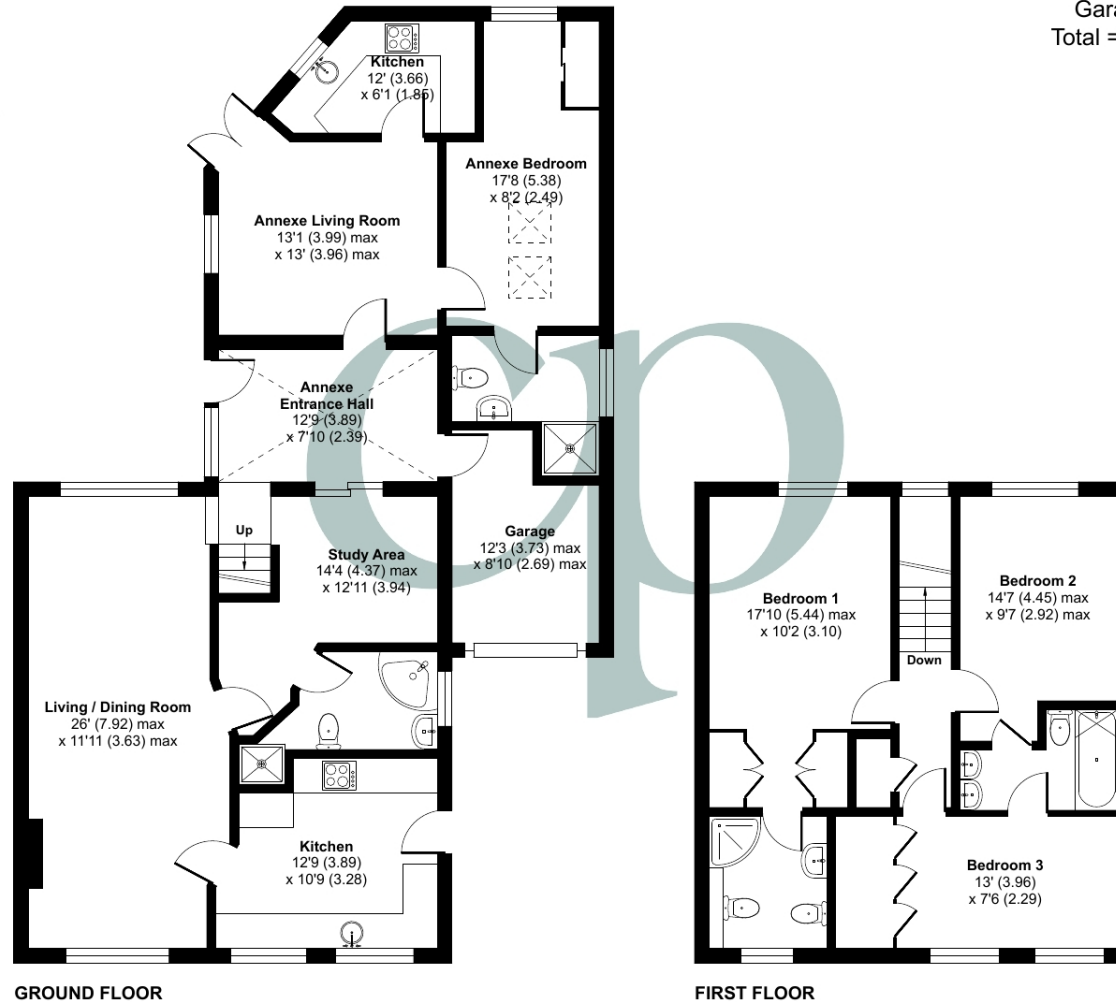


Approximate Area = 1780 sq ft / 165.3 sq m

Garage = 93 sq ft / 8.6 sq m

Total = 1873 sq ft / 173.9 sq m

For identification only - Not to scale

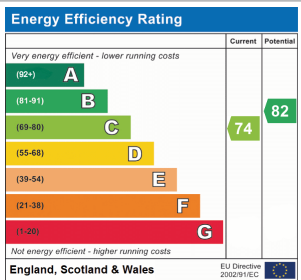


GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Country Properties. REF: 1133837



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.

Viewing by appointment only

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