



30, Manor Place

Upper Caldecote,
Bedfordshire, SG18 9DA
£465,000

country
properties

Set at the end of a popular cul de sac this well presented 3 bedroom semi detached home has been sympathetically extended to provide versatile living space with a garage and driveway providing off road parking for several cars.

- Short upward chain in place
- Versatile accommodation with three reception areas
- Family room with roof lantern and double doors opening onto the rear garden
- Useful ground floor cloakroom and inner lobby/utility room
- Four piece family bathroom
- Driveway providing off road parking for several cars
- Just a short commute to the bustling market town of Biggleswade with a variety of shops and amenities

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Radiator. Door to:

Dining Room

19' 5" x 12' 6" (5.92m x 3.81m) Understairs storage cupboard. Two radiators. Multi pane double doors opening into family room. Open plan to:

Living Room

12' 7" x 12' 7" (3.84m x 3.84m) Multi pane double glazed walk in bay window to front with fitted seating area and storage under. Radiator. Inset wood burning stove with stone surround and hearth.

Kitchen

13' 10" x 11' 4" (4.22m x 3.45m) A range of wall and base units with complementary worksurfaces and glass splashbacks. Inset stainless steel one & half bowl sink with swan neck mixer tap over. Fitted electric oven & grill. Inset gas hob with stainless steel extractor hood over. Integrated dishwasher. Space for fridge and freezer. Breakfast bar. Radiator. Multi pane double glazed window to rear. Door to inner lobby/utility. Stable door to family room.

Family Room

12' 5" x 10' 7" (3.78m x 3.23m) Double glazed roof lantern and double glazed doors with windows to either side, opening onto the rear garden. Wood effect flooring. Radiator.



Inner Lobby/Utility Room

Obscure multi pane double glazed window to rear. Wall mounted gas boiler. Ceramic tiled flooring. Doors into garage and cloakroom.

Cloakroom

Suite comprising low level wc and corner vanity wash hand basin with tiled splashback. Radiator. Tiled flooring. Wood panelling. Obscure double glazed window to side.

FIRST FLOOR

Landing

Access to partially boarded loft space. Doors into all rooms.

Bedroom 1

13' 6" x 11' 0" (4.11m x 3.35m) Two multi pane double glazed windows to rear. Radiator. Fitted wardrobes.

Bedroom 2

12' 8" x 12' 8" (3.86m x 3.86m) Multi pane double glazed window to front. Fitted wardrobes to chimney recess. Radiator.

Bedroom 3

8' 5" x 8' 1" (2.57m x 2.46m) Multi pane double glazed window to front. Radiator.

Bathroom

Four piece suite comprising double ended bath with shower attachment, separate shower cubicle, low level wc and vanity wash hand basin. Fully tiled walls and tiled flooring. Radiator. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Enclosed with low level brick wall with mature well stocked flower/shrub borders. Block paved driveway providing off road parking for several cars. Security light. Gated access to rear garden.

Rear Garden

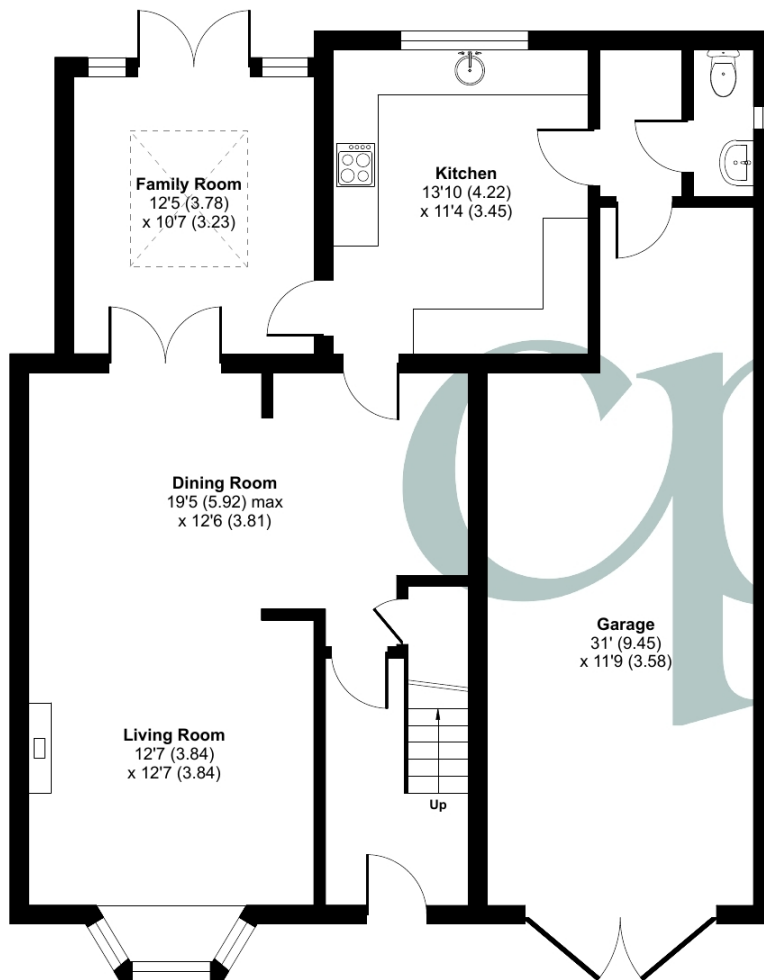
Laid mainly to lawn with paved patio area and flower/shrub borders. Power point. Cold water tap. External lights. Timber shed to remain. Gated access to front.

Garage

Space and plumbing for washing machine. Power points. Timber double doors to front.

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





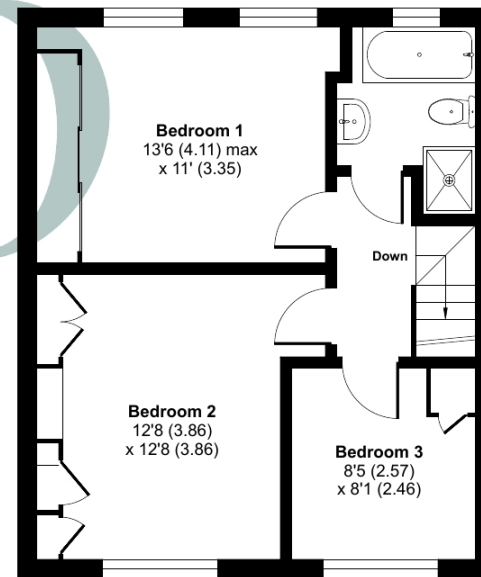
GROUND FLOOR

Approximate Area = 1289 sq ft / 119.7 sq m

Garage = 330 sq ft / 30.6 sq m

Total = 1619 sq ft / 150.3 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	82
England, Scotland & Wales			
		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1174602

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

Country Properties | 46-48, High Street | SG17 5DG

T: 01462 811822 | E: shefford@country-properties.co.uk

www.country-properties.co.uk

country
properties