



# Manor Place

Upper Caldecote, Biggleswade,  
Bedfordshire, SG18 9DA

**£395,000**

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This extended three-bedroom semi-detached home has been thoughtfully upgraded, with improvements to the kitchen, bathroom, and en-suite. The property features two spacious reception rooms and a good-sized, south-facing rear garden, perfect for outdoor living. Ideally located, it offers excellent commuter links via the A1 and nearby Biggleswade mainline station, making it a practical as well as comfortable family home.

- Master bedroom with en-suite upgraded approx. 2020
- Extended and re-fitted kitchen completed approx. 2017
- South-facing rear garden – generous lawn with a large patio area, ideal for outdoor entertaining and plenty of space for family play
- Set in a quiet cul de sac location within walking distance to well regarded school Caldecote Church of England Academy
- Boarded loft with convenient pull-down ladder and light. wall-mounted gas boiler (approx. 18 months old)
- New windows/doors installed approx. 2017

## Ground Floor

### Entrance Hall

Stairs raising to 1st floor. Radiator. Doors into: kitchen/ breakfast room, bathroom and living room.

### Living Room

15' 7" x 10' 6" (4.75m x 3.20m) Double glazed window to front. Radiator. Wood burner stove with marble half (to remain). Open plan into dining room.

### Dining Room

13' 10" x 8' 11" (4.22m x 2.72m) Oak flooring. Double glazed double doors with wing windows onto rear garden. Two wall lights. Radiator. Door to:





## Kitchen/Breakfast Room

17' 7" x 10' 4" (5.36m x 3.15m) A range of wall and base units with roll edge work surfaces over. Inset 1.5 sink and drainer unit Swan neck mixer tap over. High gloss brick effect splash-backs. Space for gas range cooker (to remain) with stainless steel splash back and extractor hood over. Integrated fridge freezer. Integrated slimline dishwasher. Space and plumbing for washing machine. Ceramic tiled flooring. Double glazed window to rear. Double glazed door onto garden. Vertical radiator. Pantry cupboard with shelving and under stairs storage cupboard.

## Bathroom

Suite comprising of panel enclosed P shaped bath with main shower over and glass screen. Vanity wash basin. Low-level WC. Fully tiled walls. Ceramic tiled flooring. Heated towel rail. Obscure double glazed windows to front.

## First Floor

### Landing

Double glazed window to rear. Access to loft space with pulldown ladder to boarded loft space. with light. Doors into all rooms.

## Bedroom One

15' 8" x 10' 4" (4.78m x 3.15m) Double glazed window to front. Radiator.

### Ensuite

Low-level WC. Double shower cubicle. Vanity wash handbasin. Fully tiled walls. Tiled flooring. Extractor fan. Obscure double glazed window to rear. Heated towel rail.

## Bedroom Two

11' 6" x 7' 9" (3.51m x 2.36m) Double glazed window to front. Radiator. Built-in wardrobe with sliding doors.

## Bedroom Three

7' 10" x 7' 7" (2.39m x 2.31m) Double glazed window to rear. Radiator.

## Outside

### Rear Garden

South facing rear garden with large paved patio area. Laid mainly to lawn with flower and shrub border. Timber shed. Covered Wood store. Security light. Gated access to front.

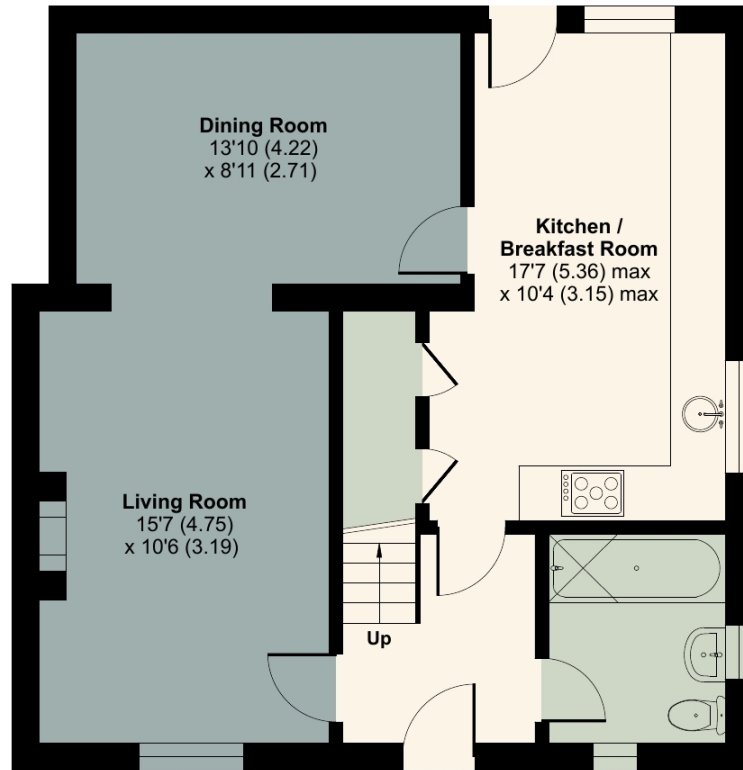
### Front Garden

Laid to shingle providing parking for 2-3 cars. Raised flower/shrub border enclosed by sleeper. Water Tap.



Approximate Area = 1006 sq ft / 93.4 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Country Properties. REF: 1408003



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## 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](http://www.country-properties.co.uk)

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