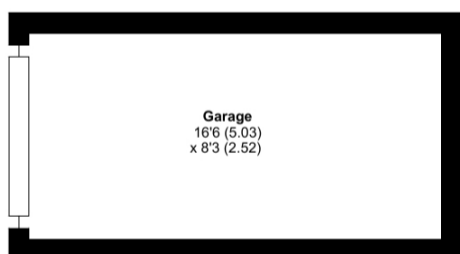
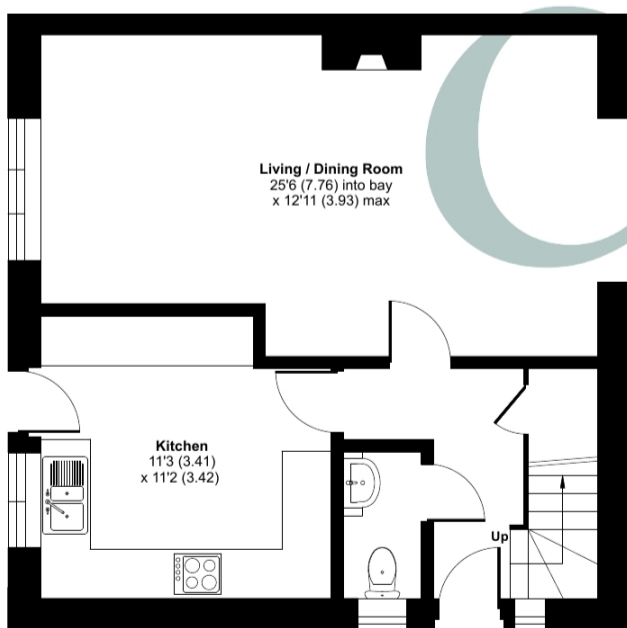




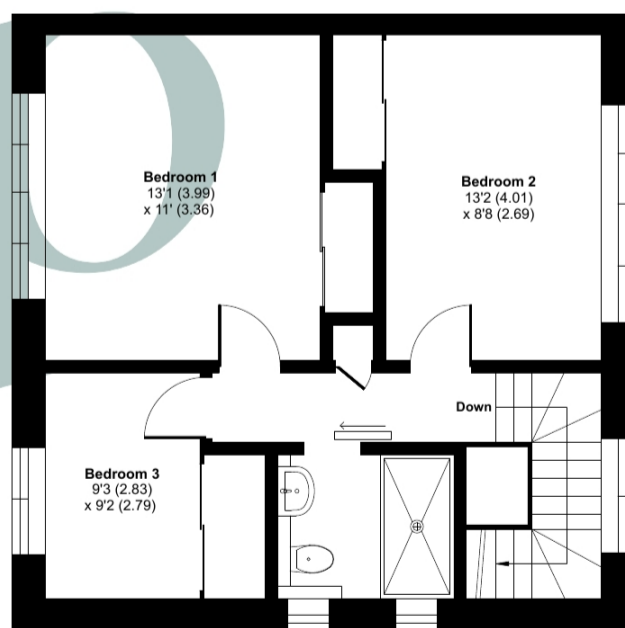
Approximate Area = 1028 sq ft / 95.5 sq m  
 Garage = 136 sq ft / 12.6 sq m  
 Total = 1164 sq ft / 108.1 sq m  
 For identification only - Not to scale



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	55	80
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			



GROUND FLOOR



FIRST FLOOR

**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1168115

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

This 3 bedroom detached family home with garage and driveway parking for several cars is located in the sought after village of Upper Caldecote with only a short commute to the market town of Biggleswade offering a variety of shops and mainline station providing direct link into London.

- Potential to extend - subject to necessary planning approvals
- Three double bedrooms
- Re-fitted kitchen and first floor shower room
- Spacious 25ft living/dining room with feature fireplace
- Ground floor cloakroom
- Garage and driveway parking for several cars
- Offered with no upward chain

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor with understairs storage cupboard housing floor standing gas boiler. Radiator. Doors to cloakroom, living/dining room and kitchen.

### Cloakroom

Suite comprising low level wc and vanity wash hand basin with tiled splashbacks. Radiator. Multi pane obscure glazed door to side.

### Kitchen

11' 3" x 11' 2" (3.43m x 3.40m) A range of wall and base units with complementary worksurfaces over with brick effect tiled splashbacks. Inset one & half bowl stainless steel sink with drainer and swan neck mixer tap over. Integrated eye level electric oven with plate warming drawer. Fitted electric hob with stainless steel extractor hood over. Integrated microwave, washing machine and fridge freezer. Multi pane double glazed window to rear and door opening onto the rear garden.

### Living/Dining Room

25' 6" (into bay) x 12' 11" (max) (7.77m x 3.94m) Large box windows with double glazed windows to all sides. Feature fireplace with timber surround and tiled hearth. Multi pane double glazed window to rear. Two radiators.



## FIRST FLOOR

### Landing

Multi pane double glazed window on half landing to the front. Airing cupboard housing hot water cylinder with shelving. Access to partially boarded loft space, with ladder and light. Doors to all rooms.

### Bedroom 1

13' 1" x 11' 0" (3.99m x 3.35m) Multi pane double glazed window to rear. Radiator. Built-in wardrobe.

### Bedroom 2

13' 2" x 8' 8" (4.01m x 2.64m) Multi pane double glazed window to front. Radiator. Built-in wardrobe.

### Bedroom 3

9' 3" x 9' 2" (2.82m x 2.79m) Multi pane double glazed window to rear. Radiator. Built-in wardrobe.

### Shower Room

Re-fitted suite comprising low level walk in shower, low level wc with concealed cistern and vanity wash hand basin with fitted cupboards. Chrome heated towel rail. Fully tiled walls and ceramic tiled flooring. Two multi pane double glazed windows to side.

## OUTSIDE

### Front Garden

Laid to lawn with large driveway providing off road parking for several cars and providing access to garage. Security light.

### Rear Garden

Laid mainly to lawn with paved patio area and pathway to the rear with well stocked flower/shrub borders. Cold water tap. Timber shed to remain. Security light. Gated access to side.

### Garage

Up and over door to front, with power & light connected.

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

