



18, Shakespeare Drive

Upper Caldecote,
Bedfordshire, SG18 9DD

£392,000

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properties

This extended three bedroom semi detached home with garage and low maintenance rear garden is situated in the popular village of Upper Caldecote with only a short commute to the market town of Biggleswade offering a variety of shops and amenities.

- Offered with no upward chain
- Spacious 19ft kitchen
- 24ft living/dining room with doors opening into the garden room
- Driveway providing off road parking for several cars
- Garage with roller shutter door and power/light connected
- Low maintenance paved rear garden
- Excellent access onto the A1(M) and rail links into the city via nearby Biggleswade

GROUND FLOOR

Entrance Hall

Stairs rising to first floor with understairs storage cupboard. Radiator. Door into kitchen.

Cloakroom

Suite comprising low level flush wc and wash hand basin with cupboard under. Tiled splashback and ceramic tiled flooring. Chrome heated towel rail. Extractor fan. Obscure double glazed window to side.

Kitchen

19' 2" (max) x 9' 9" (max) (5.84m x 2.97m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset one & half bowl stainless steel sink with swan neck mixer tap over. Built-in oven and separate combination oven. Inset 5-ring gas hob with stainless steel extractor hood over. Space and plumbing for dishwasher. Space for fridge and freezer. Radiator. Ceramic tiled flooring. Storage cupboard. Hatch to dining area. Roof light window and double glazed window to rear. Multi pane door into dining area. Utility cupboard with double doors providing space and plumbing for washing machine and tumble dryer with worksurface over. Door into cloakroom.

Living/Dining Room

24' 2" (max) x 12' 3" (max) (7.37m x 3.73m) Double glazed sliding doors opening into garden room. Two radiators. Serving hatch to kitchen. Double glazed bay window to front.



Garden Room

8' 3" x 7' 5" (2.51m x 2.26m) Double glazed window and door opening onto the rear garden. Large velux window. Ceramic tiled flooring with underfloor heating. Wall light.

FIRST FLOOR

Landing

Access to partially boarded loft space with gas boiler, ladder and light. Airing cupboard housing hot water cylinder and shelving. Double glazed window to side. Doors into all rooms.

Bedroom 1

12' 10" x 12' 1" (max) (3.91m x 3.68m) Double glazed window to rear. Built-in wardrobe. Radiator.

Bedroom 2

12' 1" x 11' 11" (3.68m x 3.63m) Double glazed window to front. Radiator. Built-in wardrobe.

Bedroom 3

7' 10" x 7' 9" (2.39m x 2.36m) Double glazed window to front. Built-in wardrobe. Radiator.

Bathroom

Three piece suite comprising panel enclosed bath with electric shower over, low level flush wc and wash hand basin with cupboards under. Fully tiled walls and ceramic tiled floor. Chrome heated towel rail. Obscure double glazed windows to side and rear.

OUTSIDE

Front Garden

Hedge screening to front and laid to artificial lawn with paved footpath to front door. Driveway to side providing off road parking for several cars.

Rear Garden

Low maintenance paved rear garden with gated access to side leading to the driveway. Cold water tap and external lights. Personal door into garage. Gated side access to front.

Garage

Remote controlled roller door with power/light. Personal door into rear garden.

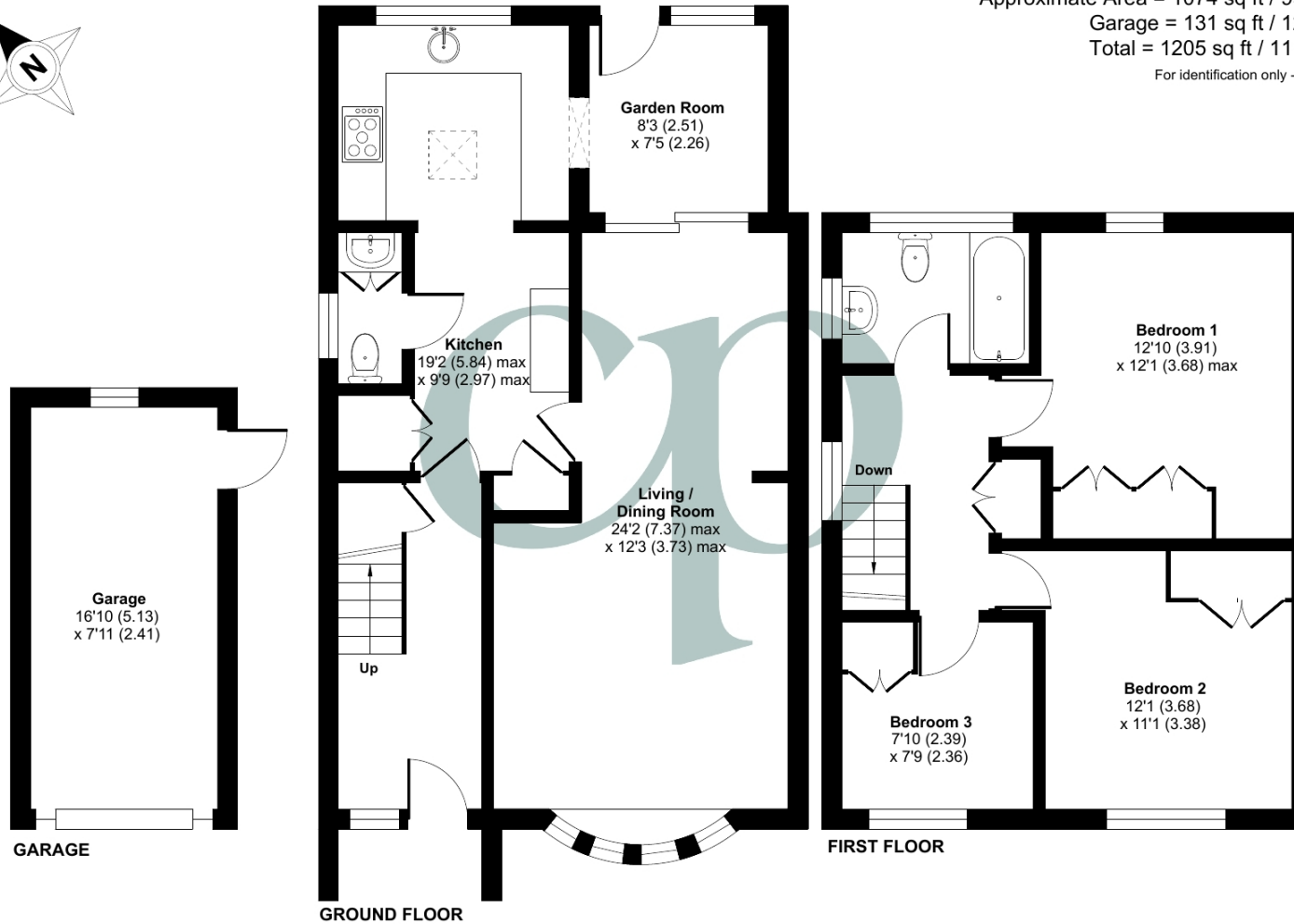
PRELIMINARY DETAILS - NOT YET APPROVED
AND MAY BE SUBJECT TO CHANGES





Approximate Area = 1074 sq ft / 99.7 sq m
 Garage = 131 sq ft / 12.1 sq m
 Total = 1205 sq ft / 111.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		88
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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: 1147967

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Viewing by appointment only

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