



# 23, Manor Place

Upper Caldecote,  
Bedfordshire, SG18 9DA

Offers in Excess of: £375,000

COUNTRY PROPERTIES  
PART OF HUNTERS

This well presented three bedroom semi detached family home has been redecorated throughout and offers driveway parking for 3 cars and a large rear garden, situated in the popular village of Upper Caldecote.

- Living room and separate dining area
- Fitted shutters throughout
- Re-fitted bathroom suite
- Driveway providing parking for 3 cars
- Large rear garden with summer house
- Popular village location yet just a short commute to amenities
- Excellent access onto the A1(M) and rail links into the city via nearby Biggleswade

## GROUND FLOOR

### Entrance Porch

Double glazed window to the side. Storage cupboard with shelving and hanging rail. Further fitted cupboard with shelving. Opening to:

### Entrance Hall

Obscure double glazed window to front. Radiator. Stairs rising to first floor with understairs storage cupboard. Wood effect flooring. Opening to:

### Kitchen

12' 9" x 8' 6" (3.89m x 2.59m) A range of wall and base units with complementary worksurfaces over. Inset one & half bowl stainless steel sink with drainer and swan neck mixer tap over. Electric oven and induction hob with extractor hood over. Space for dishwasher. Space for fridge/freezer. Understairs storage cupboard with obscure double glazed window to side. Double glazed window to side with fitted shutters. Doors into dining room and rear lobby.

### Dining Room

10' 11" x 10' 5" (3.33m x 3.17m) Wood effect flooring. Radiator. Double glazed french doors opening onto the rear garden. Fitted storage unit to chimney recess. Two wall lights. Open archway through to living room.

### Living Room

14' 1" x 12' 8" (4.29m x 3.86m) Double glazed walk in bay window to front with fitted shutters. Radiator. Feature fireplace with storage and shelving units to chimney recesses. Open plan into dining room.



## Rear Lobby

Door into cloakroom. Door to rear garden plus further door to side providing access to the driveway. Door into workshop/storage area.

## Cloakroom

Double glazed window to side. Low level flush wc.

## Workshop/Storage Area

13' 9" x 7' 10" (4.19m x 2.39m) Two double glazed windows to rear. Power & light connected. Space and plumbing for washing machine and tumble dryer.

## FIRST FLOOR

### Landing

Access to partially boarded loft space with ladder and light. Storage cupboard with fitted shelving and wall mounted gas boiler. Doors to all rooms.

### Bedroom 1

13' 4" x 11' 1" (4.06m x 3.38m) Double glazed window to rear with fitted shutters. Radiator.

### Bedroom 2

12' 10" x 12' 9" (3.91m x 3.89m) Two double glazed windows to front with fitted shutters. Radiator.

### Bedroom 3

8' 5" x 7' 10" (2.57m x 2.39m) Double glazed window to front with fitted shutters. Radiator. Bulk head storage cupboard.

## Bathroom

Suite comprising panel enclosed bath with shower over and folding glass side screen, low level flush wc and pedestal mounted wash hand basin. Partially tiled walls. Chrome heated towel rail. Obscure double glazed window to rear.

## OUTSIDE

### Front Garden

Paved and shingled driveway providing off road parking for three cars, enclosed by dwarf brick wall. Gated access to the rear garden.

### Rear Garden

Laid mainly to lawn with paved patio area with raised flower/shrub borders enclosed with railway sleepers. A variety of well stocked flower and shrub borders. Feature pond enclosed with planting and rockery. Patio area leading to further lawn and patio area. Timber summer house with power/light, two single glazed windows and double doors leading out onto garden area. Additional timber storage area to the side.

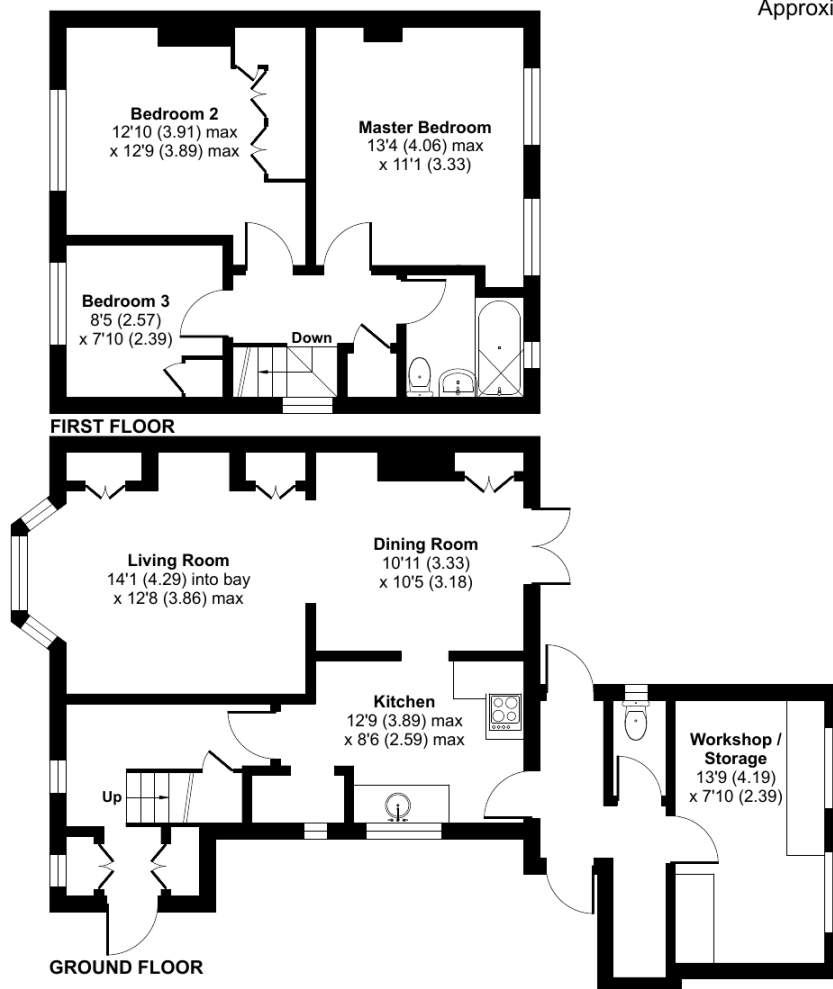
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





Approximate Area = 1162 sq ft / 107.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1004188



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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