



**Kennedy
& Foster**

11 The Grange
Lower Caldecote
SG18 9ET

Offers Over £300,000

- THREE BEDROOMS
- END OF TERRACE HOME
- 22FT LOUNGE/DINER
- DOUBLE GLAZED AND GAS RADIATOR HEATING

- SOUTH FACING REAR GARDEN
- GARAGE AND PARKING SPACE
- NO UPWARD CHAIN
- GOOD ACCESS TO A1 AND STATION



Offered for sale with no upward chain, well located for A1 access and both Sandy and Biggleswade stations, shops and amenities. Three bedroom end terrace home offering a 22ft lounge/diner, south facing rear garden, garage and parking.

UPVC DOUBLE GLAZED FRONT DOOR INTO:

ENTRANCE HALL

Stairs to first floor, wall mounted radiator, tiled floor, coving to ceiling, glazed panel door to:

KITCHEN

8' 5" excluding door recess x 7' 2" (2.57m x 2.18m) uPVC double glazed window to rear aspect. Range of fitted base units with wooden work surface over, stainless steel sink and drainer unit. Built oven and gas

hob with chimney style extractor over. Space for washing machine, space for fridge/freezer, tiled splash back, tiled floor, wall mounted radiator, wall mounted radiator, built in under stairs cupboard. Doorway to:

LOUNGE/DINER

22' 6" x 8' 11" (6.86m x 2.72m) uPVC double glazed window to front and side aspect, wall mounted electric fire, two wall mounted radiators, wood laminate floor, uPVC double glazed French doors to garden, coving to ceiling.

FIRST FLOOR LANDING

Coving to ceiling, access to loft space. Panelled doors to:

BEDROOM

13' 4" x 8' 5" (4.06m x 2.57m) uPVC double glazed windows to two aspects, wall mounted radiator, coving to ceiling, built in cupboard housing hot water cylinder, built in double wardrobe.

BEDROOM

9' 10" x 7' 6" min (3m x 2.29m) uPVC double glazed window to rear, wall mounted radiator.

BEDROOM

uPVC double glazed window to rear aspect, wall mounted radiator, coving to ceiling.

BATHROOM

Panelled bath with shower over, close coupled WC, pedestal mounted wash hand basin, frosted uPVC double glazed window to side, metro style tiled splash back, mall mounted heated towel rail, fitted wall mirror.

OUTSIDE FRONT

Block paved path to front door, shingled garden with ornamental pond, tree borders.

REAR GARDEN

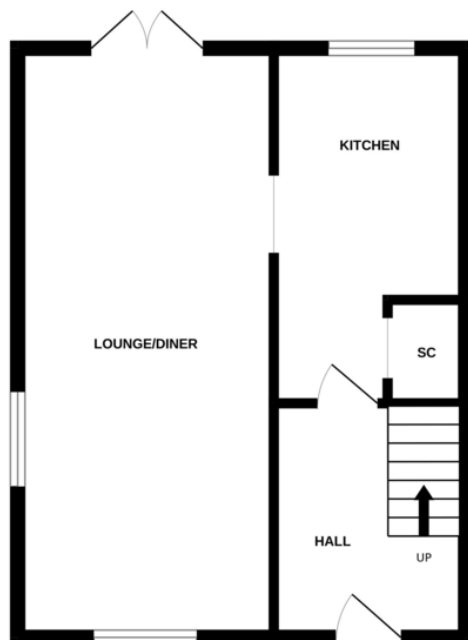
Block paved patio with side path leading to gated front access. Part paved and pebbled garden with shrubs and plants, enclosed by timber panel fencing.

GARAGE EN BLOC

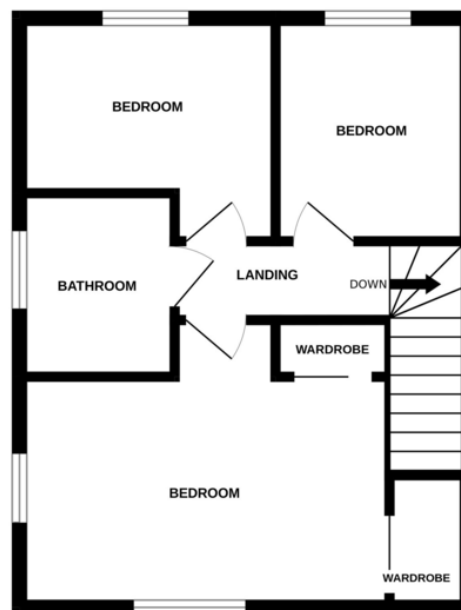
Up and over door with parking in front.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

OFFICE

2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

T: 01767 601122

E: sales@kennedyfoster.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.