



**Kennedy  
& Foster**

14 Hitchin Road  
Upper Caldecote  
SG18 9BT  
**£389,950**

- VILLAGE LOCATION
- THREE BEDROOM SEMI DETACHED
- TWO RECEPTION ROOMS
- KITCHEN

- CLOAKROOM AND FAMILY BATHROOM
- CLOSE TO GREEN BELT AREA FOR WALKS
- PARKING FOR THREE CARS
- LOW MAINTENANCE GARDEN





Situated in the popular village of Upper Caldecote, this attractive extended three-bedroom semi-detached home offers generous family accommodation. The property benefits from two reception rooms, two bathrooms, and a practical layout suited to modern family living. The home enjoys a convenient location within easy reach of Biggleswade town centre, the A1, and mainline rail services into London, while also benefiting from the peaceful atmosphere of a well-served village with a local primary school, post office and countryside walks nearby.

#### **FRONT DOOR INTO:**

#### **ENTRANCE HALL**

uPVC double glazed window to side, radiator, coving to ceiling, stairs to first floor. Doors to:

#### **SHOWER ROOM**

Fully tiled shower cubicle with shower over, low level WC, wash hand basin, frosted uPVC double glazed window to side, tiled floor, radiator, coving to ceiling.

#### **DINING ROOM**

15' 9" x 9' 3" (4.8m x 2.82m) uPVC double glazed box bay window to front, radiator, coving to ceiling.

#### **LOUNGE/DINER**

20' 10" x 15' 2" Narrowing to 10' 07" (6.35m x 4.62m) uPVC double glazed French doors to rear garden, understairs storage cupboard, radiator, coving to ceiling. Door to:

#### **KITCHEN**

12' 06" x 7' 2" (3.81m x 2.18m) Wall, base and drawer units with work surface over, 1 1/2 bowl single drainer sink unit with mixer tap, space for American style fridge/freezer, washing machine and dishwasher, tiled floor, uPVC double glazed windows and stable door onto garden.

#### **FIRST FLOOR LANDING**

Radiator, loft hatch, shelved storage cupboard. Doors to:

#### **BEDROOM ONE**

12' 1" x 11' 4" (3.68m x 3.45m) Built in wardrobe with sliding doors, uPVC double glazed window to rear, radiator, coving to ceiling.

## BEDROOM TWO

14' 5" max x 9' 0" plus door recess (4.39m x 2.74m)  
uPVC double glazed window to front, coving to ceiling, radiator.

## BEDROOM THREE

8' 11" x 8' 10" (2.72m x 2.69m) 'L' Shaped room,  
shelved cupboard, coving to ceiling, radiator, uPVC  
double glazed window to front.

## BATHROOM

Panelled bath with mixer tap, pedestal basin, low level  
WC, radiator, uPVC double glazed frosted window to  
rear, tiled floor.

## OUTSIDE

### FRONT

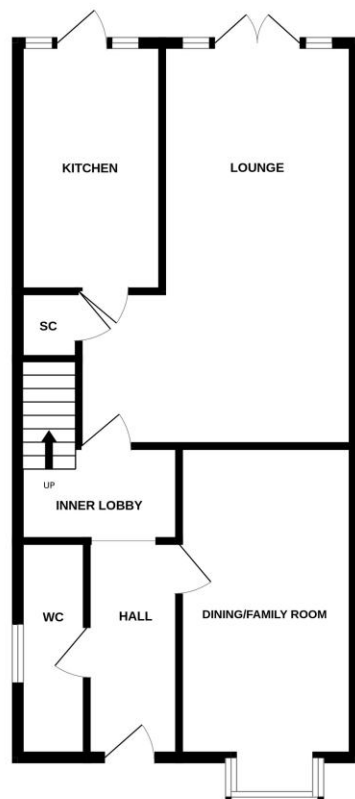
Parking for 3 cars on driveway, gated access to rear  
garden.

### REAR GARDEN

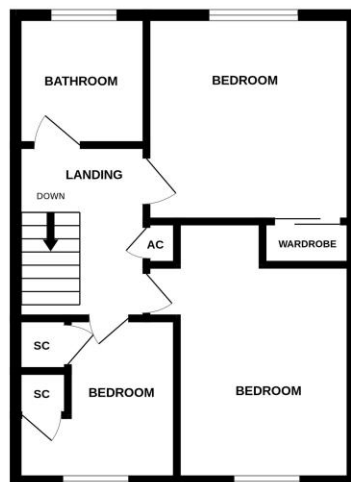
Paved patio, vegetable plot, electric point, shed,  
outside tap, gated access to front.



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             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 65 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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