



**Kennedy
& Foster**

31 The Grange
Lower Caldecote
SG18 9ET
£475,000

- FOUR BEDROOMS DETACHED FAMILY HOME
- SEPARATE RECEPTION ROOMS
- UTILITY ROOM
- SOLAR PANELS

- CONSERVATORY
- REFITTED ENSUITE
- GARAGE AND DRIVEWAY
- VIEWS OVER FIELDS TO REAR



A well presented detached family home with a large west facing garden and views over fields to rear. The property offers separate reception rooms, utility, conservatory, refitted ensuite and also benefits from a garage and driveway. Lower Caldecote is well located for A1 access and both Sandy and Biggleswade station. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

UPVC DOUBLE GLAZED FRONT DOOR INTO:

HALLWAY

Wood laminate floor, wall mounted radiator, coving to ceiling, dog legged staircase to first floor, double doorway to lounge, glazed panelled doors to kitchen and dining room. Door to cloakroom.

LOUNGE

17' 7" x 10' 0" (5.36m x 3.05m) uPVC double glazed box bay window to front aspect, brick built fireplace with tiled hearth, twin wall mounted radiators, coving to ceiling, uPVC double glazed doors to conservatory.

CONSERVATORY

Wall mounted radiator, tiled floor, uPVC double glazed patio door to rear garden.

DINING ROOM

9' 10" max x 9' 9" max (3m x 2.97m) uPVC double glazed window to two aspects, wall mounted radiator, coving to ceiling.

CLOAKROOM

Obscured window to conservatory, close coupled WC, wall mounted wash hand basin, tiled splash basin, wall mounted radiator, coving to ceiling.

KITCHEN

13' 3" (5' 9") x 8' 8" (10' 5") (4.04m x 2.64m) uPVC double glazed window to rear aspect. Range of eye level and base units with contrasting work surfaces over, wall mounted radiator, built in double oven at eye level, electric hob with chimney style extractor over, tiled splash back, integrated dishwasher and fridge, built in cupboard under stairs, space for fridge/freezer. Door to:

UTILITY ROOM

7' 1" x 4' 9" (2.16m x 1.45m) uPVC double glazed window to rear aspect, uPVC double glazed door to outside. Range of fitted base units with contrasting work surface over, tiled splash back, space for washing machine, wall mounted boiler.

FIRST FLOOR L SHAPE LANDING

Wall mounted radiator, access to part boarded loft (with ladder) containing a floor standing battery for solar panels and wall mounted inverter. Doors to:

BEDROOM

11' 11" x 10' 3" to wardrobes, excluding recess (3.63m x 3.12m) uPVC double glazed window to rear aspect, wall mounted radiator, coving to ceiling, recess for double wardrobe. Door to:

REFITTED WET ROOM

Frosted uPVC double glazed window, close coupled WC, wall mounted wash hand basin with drawers under, open shower with rainfall shower and handheld shower attachment, tiled to walls and floor, wall mounted heated towel rail, spotlights to ceiling.

BEDROOM

13' 11" x 7' 10" (4.24m x 2.39m) uPVC double glazed window and panel to front aspect, wall mounted radiator, coving to ceiling.

BEDROOM

10' 2" max x 9' 5" max (3.1m x 2.87m) uPVC double glazed window to rear aspect, wall mounted radiator, coving to ceiling.

BEDROOM

10' 4" x 5' 9" excluding door recess (3.15m x 1.75m) uPVC double glazed window to front aspect, wall mounted radiator, coving to ceiling.

BATHROOM

Frosted uPVC double glazed window to side aspect, wall mounted radiator. Panelled bath, pedestal mounted wash hand basin, close coupled WC, tiled surround.

OUTSIDE

REAR GARDEN

Large paved patio enclosed by low level brick wall, step up to lawn with mature shrub and plant borders, hardstanding for shed (shed being left in situ), enclosed by timber panel fencing, gated access to front.

FRONT

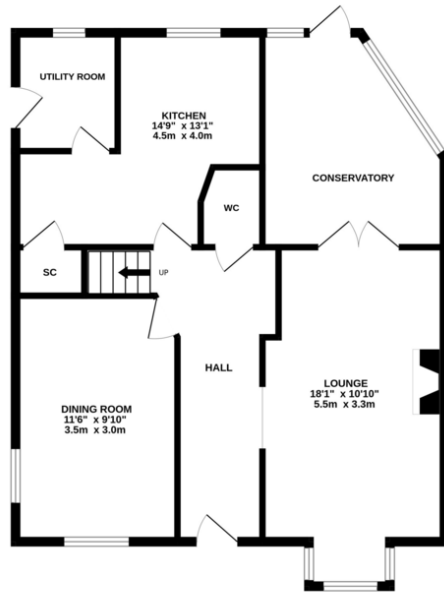
Paved path to front door with open planned lawned garden, single driveway.

GARAGE

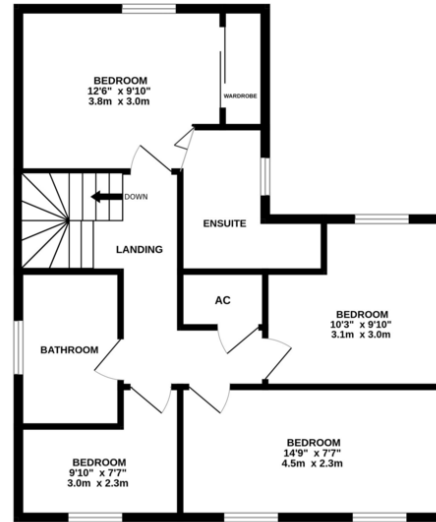
17' 5" x 8' 10" (5.31m x 2.69m) Electric roller door, uPVC double glazed window and door to rear, power and light, EV 7Kw car charger.



GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR
673 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 1476 sq.ft. (137.1 sq.m.) approx.

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.
Made with Metropix ©2025

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	88	90
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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.