



**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.



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		

OFFICE

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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.