



**Kennedy
& Foster**

10 The Fields
Lower Caldecote
SG18 9BA
£600,000

- EXTENDED FOUR BEDROOM CHARACTER HOME
- WEALTH OF CHARACTER AND CHARM
- THREE RECEPTION ROOMS
- REFITTED SHAKER STYLE KITCHEN
- CLOAKROOM AND UTILITY
- FOUR PIECE BATHROOM AND ENSUITE
- RURAL LOCATION
- OFF ROAD PARKING FOR TWO CARS.



- **GUIDE PRICE £600,000 - £625,000**

A beautiful four bedroom character home boasting a wealth of charm and period features. The property has been extended and improved by the current owners to offer 23ft family/dining area with open plan 15ft kitchen. In addition there are two further reception rooms, utility, cloakroom, refitted ensuite, refitted four piece bathroom with roll top bath, four good size bedrooms, one with a dressing room, a large garden and off road parking.

DOUBLE GLAZED COMPOSITE FRONT DOOR INTO:

HALLWAY

Stone floor, stairs rising to first floor accommodation, built in cupboard, panelling to under stair. Wood panelled doors to playroom and lounge.

LOUNGE

14' 6" x 8' 8" to cabinetry (4.42m x 2.64m) uPVC double glazed sash window to front aspect, wall mounted radiator, exposed brick chimney breast

with slate hearth and wood burning stove, fitted painted cabinetry to either side of fireplace, recess painted shelves.

PLAYROOM

14' 6" x 9' 10" (4.42m x 3m) uPVC double glazed sash window to front aspect, stone floor, exposed brick chimney breast, recess fitted bookshelves, wall mounted radiator, built in cupboard. Doorway and step up into:

- **KITCHEN**

15' 2" x 11' 5" max (narrowing to 7' 2") (4.62m x 3.48m) Fitted kitchen to comprise a range of fitted shaker eye level and base units with marble effect work surfaces over, attractive tiled splash back, ceramic sink and drainer unit, space for fridge/freezer, space for electric Rangemaster oven, integrated dishwasher, flagstone floor, open cupboard housing wall mounted boiler (frosted window to rear aspect). Open plan to:

LIVING/DINING/FAMILY ROOM

24' 3" max x 13' 1" x 8' 9" (7.39m x 3.99m) Wood burner stove, uPVC bifold doors to garden, two electric automatic Velux windows with a central double glazed lantern window, flagstone floor, wall mounted radiator. Panelled door to:

UTILITY ROOM

8' 11" x 5' 0" (2.72m x 1.52m) uPVC double glazed window, flagstone floor. Range of built in shaker eye level and base units with marble effect work surface over, space for washing machine. Panelled door to:

CLOAKROOM

8' 11" x 3' 5" (2.72m x 1.04m) Frosted uPVC double glazed window, wall mounted radiator, pedestal mounted wash hand basin with tiled splash back, close coupled WC, wall mounted radiator, flagstone floor, spotlights to ceiling.

Stairs to second floor, panelled doors to two bedrooms. Doorway to:

INNER LANDING

9' 10" x 6' 1" (3m x 1.85m) uPVC double glazed sash window to garden, wall mounted radiator, exposed floorboards. Panelled doors to bedroom one and bathroom.

BEDROOM 1

15' 4" x 11' 12" (4.67m x 3.66m) uPVC double glazed window to garden, vaulted panelled ceiling with exposed timbers, wall mounted radiator.

BATHROOM

12' 9" max x 9' 0" (3.89m x 2.74m) Frosted window to rear, free standing roll top bath with shower attachment. Walk in double shower with rainfall shower, wall mounted heated towel rail, close coupled WC, pedestal mounted wash hand basin, metro style tiled splash back, panelling to two walls.

BEDROOM TWO

15' 5" x 8' 9" widening to 12' 1" (4.7m x 2.67m) uPVC double glazed sash window to front aspect, wall mounted radiator, exposed timbers to ceiling, cast iron fireplace with tiled hearth, fitted painted triple wardrobe.

SECOND FLOOR LANDING

Exposed floorboards, uPVC double glazed window panel to garden. Panelled doors to:

BEDROOM THREE

9' 9" x 9' 7" (2.97m x 2.92m) uPVC double glazed sash window to garden, wall mounted radiator. Doorway to:

DRESSING ROOM

5' 7" x 5' 4" (1.7m x 1.63m) uPVC double glazed Velux window to rear aspect. Latch door to:

ENSUITE

Double walk in shower with rainfall shower, close coupled WC. Victorian style wash hand basin with towel rail. Victorian style heated towel radiator, metro style tiled splash back, decorative tiled floor, spotlight to ceiling.

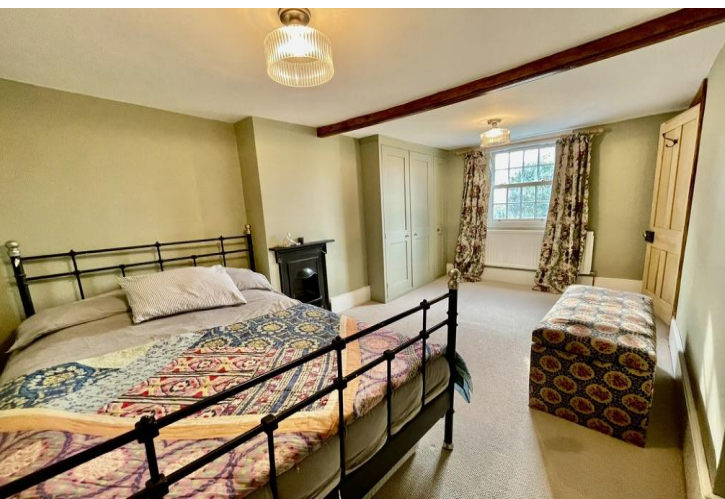
BEDROOM FOUR

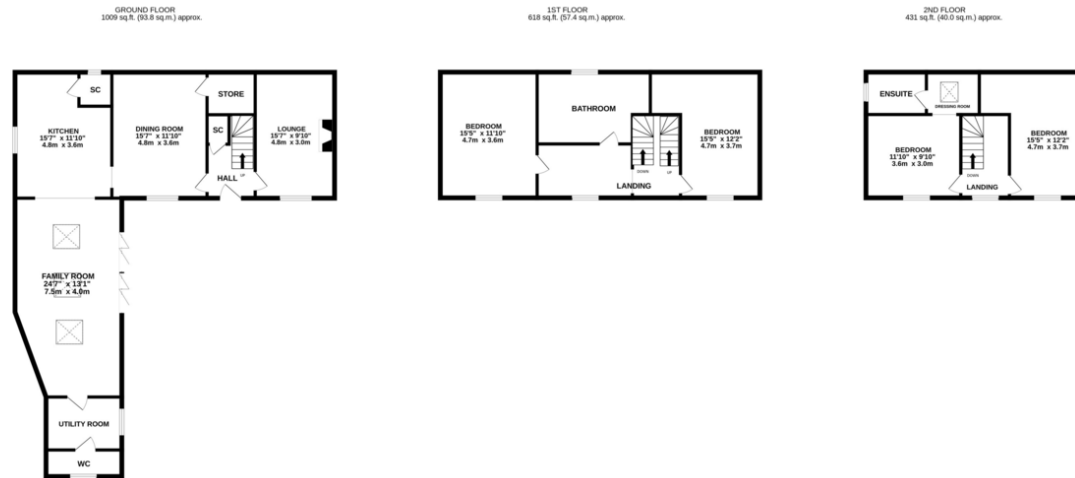
15' 4" x 10' 0" widening to 12' 3" (4.67m x 3.05m) uPVC double glazed window to garden, exposed painted floorboards, wall mounted radiator.

GARDEN

Lawned garden with paved path, various shrubs, trees and bushes, space for playhouse, paved patio, gated access to:

SHINGLED DRIVEWAY PROVIDING OFF ROAD PARKING FOR TWO VEHICLES





TOTAL FLOOR AREA: 2058 sq.ft. (191.2 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.
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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		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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.