





Kennedy & Foster

88b Hitchin Road

Upper Caldecote

SG18 9BU

£425,000

- NOTE THE PRICE
- 4 BEDROOM DETACHED
- GARAGE AND AMPLE PARKING
- DOWNSTAIRS CLOAKROOM
- KITCHEN & LAUNDRY ROOM
- LOUNGE AND DINING AREA
- SHOWER ROOM
- GARDENS







PRICED TO SELL.
This good size 4 bedroom detached property with garage and ample parking is situated in a non estate location in this desirable village. The property which backs onto farmland has a downstairs cloakroom, spacious lounge/dining room, kitchen and laundry room, 4 good size bedrooms and shower room. The property offers scope to improve and with great potential. Contact us the sole agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL
coving to ceiling. Door to lounge. Door to:

CLOAKROOM
Low level w.c. Wash hand basin. Radiator. Coving to ceiling. Frosted double glazed window.

LOUNGE
23' 00max" x 23' 00 max" (7.01m x 7.01m) Coving to ceiling. Three radiators. Window to front. Wood panelling to one wall. Spiral staircase to first floor landing. Door to kitchen. Opening to:

DINING AREA
11' 11" x 10' 06" (3.63m x 3.2m) Radiator. Coving to ceiling. uPVC double glazed sliding patio doors to rear garden. Serving hatch.

KITCHEN
12' 01" x 11' 10" (3.68m x 3.61m) Wall, base and drawer units with work surfaces. Built in double oven, hob and extractor hood. Space for fridge /freezer. Door to storage cupboard. Floor mounted oil fired boiler. Decorative window to laundry room. Double glazed window to side. Opening to:

LAUNDRY ROOM
11' 00" x 6' 06" (3.35m x 1.98m) Space for washing machine and tumble dryer. Base cupboards with work surfaces over. Larder cupboard. Radiator. Double glazed window to rear and door to side.

FIRST FLOOOR LANDING
Access to loft space with ladder and light. Frosted decorative window to side. Coving to ceiling. Airing cupboard with cylinder and shelving. Doors to:

BEDROOM ONE
11' 02" x 10' 11" (3.4m x 3.33m) Built on wardrobe and storage with sliding doors. Radiator, Coving to ceiling, Double glazed window to front.

BEDROOM TWO
12' 00" x 10' 07" (3.66m x 3.23m) Double glazed window to rear with vies over farmland. Built in double cupboard. Coving to ceiling. Radiator.

BEDROOM THREE
12' 03" x 9' 09 min" (3.73m x 2.97m) Double glazed window to rear with views over farmland. Built in double cupboard. Coving to ceiling. Radiator.

BEDROOM FOUR
10' 02" x 10' 00" (3.1m x 3.05m) Coving to ceiling. Radiator, Double glazed window to front.

SHOWER ROOM
Corner shower with shower over. Low level w.c. Pedestal basin. Double glazed window to rear.

OUTSIDE

FRONT
Ample parking to front for c 3/4 cars. Tree and shrubs. Outside light. Oil tank to side.

GARAGE
Up and over door. Power and light. Due to being situated next to the toilet it would be easy to convert to a bedroom /bathroom (subject to permitted development etc).

REAR GARDEN
Side access to rear garden. Paved patio. Outside tap. Shed. Laid to lawn. Flower and shrubs. Conifers. Pond. Electric point.

AGENTS NOTES
Please be aware there is gas in the village.

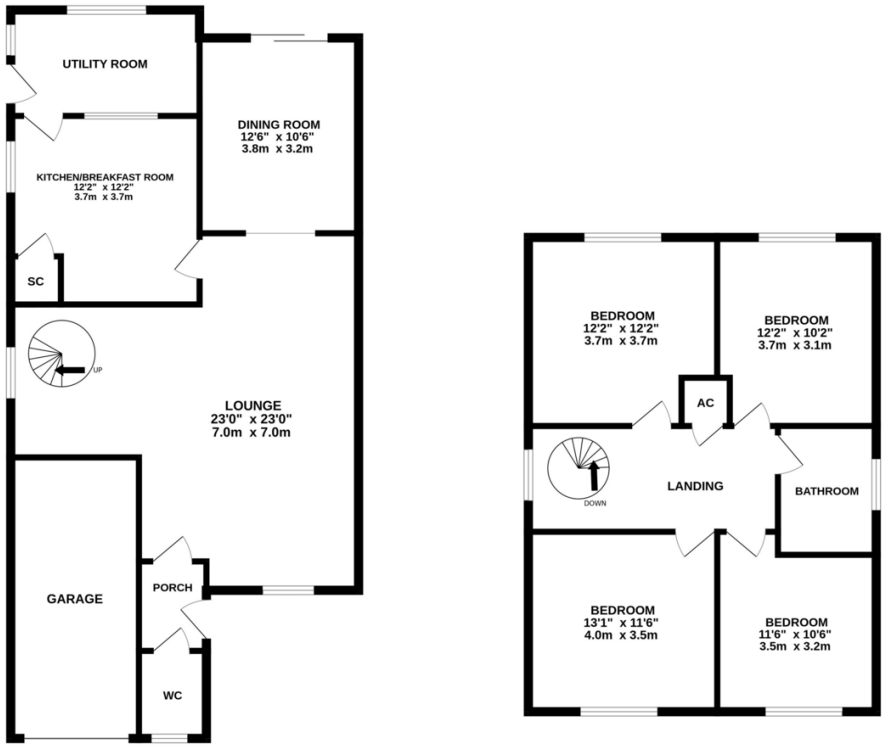






GROUND FLOOR
934 sq.ft. (86.8 sq.m.) approx.

1ST FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 1615 sq.ft. (150.0 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

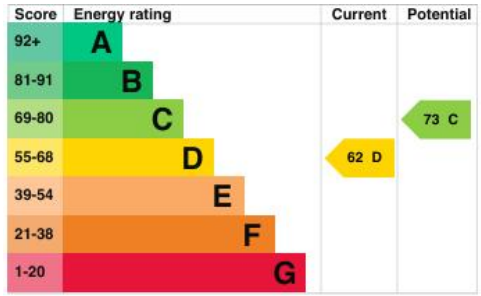
Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



OFFICE
2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

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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.