



# Hancock's Estates

*With you every step of the way*



**7 The Grange, Lower Caldecote, SG18 9ET**  
**£400,000 Freehold**





# 7 The Grange

## Lower Caldecote, SG18 9ET

- Link Detached Family Home
- Four Bedrooms
- Separate Reception Rooms
- Small Cul-De-Sac Development
- Cloakroom
- Triple Width Block Paved Drive
- Very Close to Countryside Walks
- Conveniently Located for the A1
- Gas Combination Boiler
- Approximately 1.7miles to Biggleswade Centre

This link-detached family home is located in a small cul-de-sac development to the west of the A1 between Biggleswade and Sandy. The accommodation comprises entrance hall, cloakroom, good size kitchen, living room, dining room (former garage) and a very useful, insulated timber additional space accessed from the family area, used by the owners as a home office. On the first floor are four well proportioned bedrooms and a three piece family bathroom. The 50ft garden has gated access onto the recently extended triple width block paved drive.

**£400,000 Freehold**



### Entrance Hall

### Cloakroom

**Living Room** 15'2" x 10'4" (4.62m x 3.15m)

**Family Area** 10'0" x 9'10" (3.05m x 3.00m)

**Dining Room** 15'0" x 8'0" (4.58m x 2.43m)

**Kitchen** 13'6" max x 11'4" (4.11m max x 3.45m)

**Insulated Timber Frame Space** 8'2 x 7'9" (2.49m x 2.36m)

### Landing

**Bedroom 1** 12'2" x 8'10" (3.71m x 2.69m)

**Bedroom 2** 10'1" x 10'0" (3.07m x 3.05m)

**Bedroom 3** 12'2" x 6'3" (3.71m x 1.91m)

**Bedroom 4** 12'2" x 6'6" (3.71m x 1.98m)

### Bathroom





### **Secure Cat Enclosure**

Cat flap from dining room allowing a safe, secure external cat space

### **Outside**

Enclosed 50ft garden with side gated access.

### **Agents Notes**

Council Tax Band - D (£2591.56 2026-2027)

Gas fired central heating from combination boiler. Latest service: 29th July 2025

The insulated timber framed space utilises the existing French doors that once led to the garden and now provides a separate, attached area with numerous uses.

### **About The Area**

This small hamlet is located to the west of the A1 and provides access into Biggleswade town centre within an approximate 1.7mile drive or north into Sandy town centre in around 4 miles. Sandy train station is the nearest on foot, in an approximate 1.6 miles. There are some scenic, countryside walks to the beautiful villages of Northill and Ickwell with local village amenities including Caldecote CofE Academy providing education for 4 to 11 year olds at Upper Caldecote. Upper Caldecote has an established farm shop, antique store, car service / MOT centre, Post Office and convenience store.

### **Precise Location: what3words**

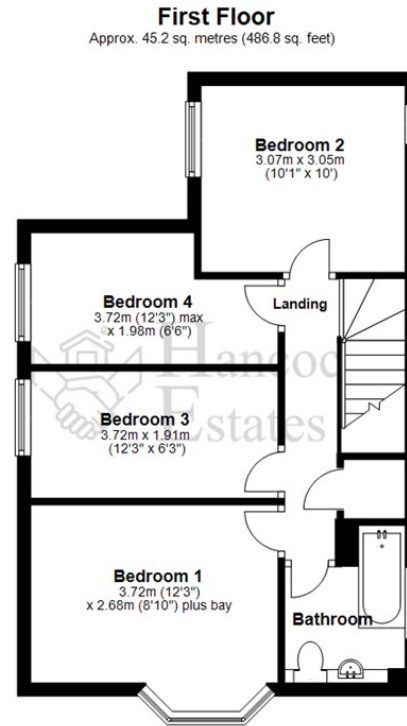
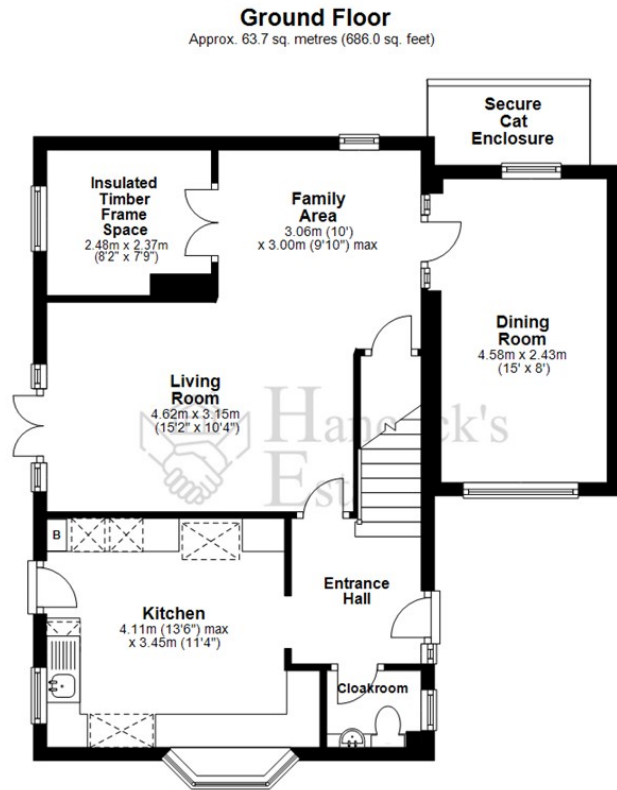
fragments.celebrate.openly

### **Carefully Selected Services**

We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended providers.







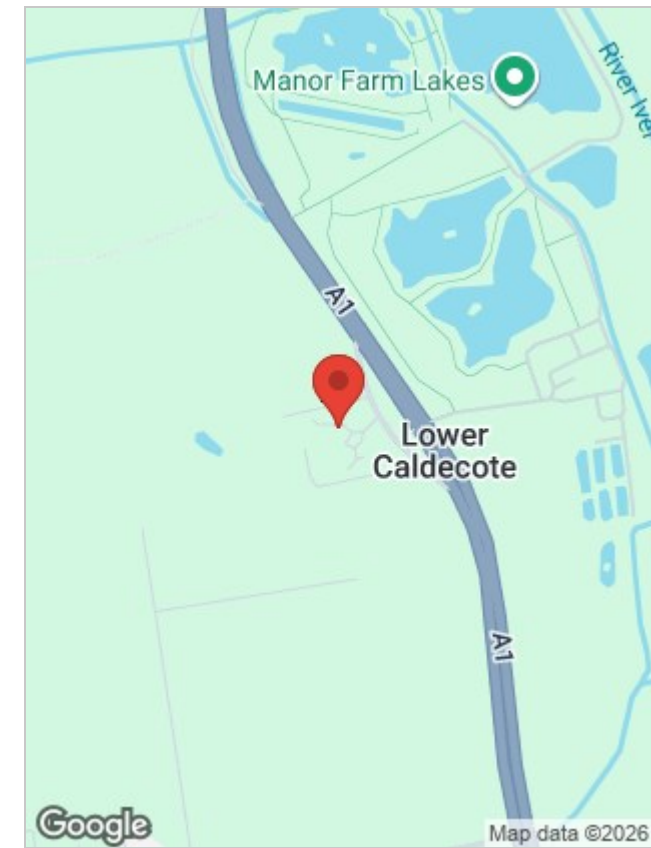
Total area: approx. 109.0 sq. metres (1172.8 sq. feet)

For illustrative purposes only - Not to scale. The position of doors, windows, appliances and other features are approximate only. Whilst every effort is made to be precise, the total area is approximate and for guidance only. Plan produced using PlanUp.

## Viewing

Please contact our Hancock's Estates Office on 01767 348 288 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



For GPS direction please follow **SG18 9ET**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	72	
(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	