



**Kennedy
& Foster**

15 Maisie Gardens

Upper Caldecote

SG18 9GF

£630,000

- BEAUTIFULLY PRESENTED
- VERSATILE AND MODERN LIVING
- TWO/THREE BEDROOMS
- OPEN PLAN LOUNGE/DINING/KITCHEN
- UTILITY
- THREE BATHROOMS AND A FURTHER CLOAKROOM
- 24FT GARAGE AND AMPLPE PARKING
- GENEROUS PLOT



A truly beautiful home to own. A beautifully appointed and versatile detached residence situated at the end of a small close on the edge of the village. The property has many benefits including 2/3 bedrooms, open plan living/dining/kitchen, separate utility, dining room, three bathrooms, 24ft garage, ample parking and a generous plot. Contact Kennedy & Foster, the Sole Agent to arrange your viewing of this gorgeous home.

FRONT DOOR INTO

ENTRANCE HALL

Stairs to first floor landing, under stairs storage cupboard, tiled floor with under floor heating, uPVC double glazed window to front, door to inner lobby leading to door to garage. Wood doors to:

SHOWER ROOM

Tiled shower cubicle with rainwater shower and hand shower attachment over, low level WC, wash hand basin with cupboard under, frosted uPVC double glazed window to front, tiled floor.

OPEN PLAN KITCHEN/LIVING ROOM

35' 00" x 13' 06" (10.67m x 4.11m)

KITCHEN AREA

Range of wall, base and drawer units with work surface over, integrated fridge/freezer and dishwasher. Built in electric double oven with 5 ring gas hob and extractor hood over, wine rack and wine cooler, pull out spice drawer, 1 1/2 bowl inset sink unit with mixer tap, tiled floor with underfloor heating, uPVC double glazed window to front. Central Island with drawers under and Breakfast bar, vaulted ceiling. Door to utility.

LOUNGE AREA

Bi fold doors to rear garden, electric fire with live fire effect, uPVC double glazed windows to dual aspect, tiled floor with underfloor heating.

UTILITY ROOM

6' 0" x 5' 03" (1.83m x 1.6m) Wall and base units with work surface over, stainless steel single drainer sink unit, cupboard housing boiler, space for washing machine and tumble dryer, uPVC double glazed window and door to side.

DINING ROOM/BEDROOM

12' 8" x 9' 6" (3.86m x 2.9m) uPVC double glazed French doors to rear garden, underfloor heating.

FIRST FLOOR LANDING/SNUG/STUDY AREA

Doors to:

STUDY/ BEDROOM AREA

13' 10" x 12' 08" (4.22m x 3.86m) (Stud wall can easily be to put in place to create 3rd bedroom) uPVC double glazed window to rear, radiator.

FOUR PIECE BATHROOM

Shower cubicle with rainwater shower and hand held shower over. Double ended panelled bath with mixer tap and shower attachment, wash hand basin with cupboard under, low level WC, uPVC double glazed Velux window, tiled floor.

BEDROOM TWO

16' 05" x 14' 11" (5m x 4.55m) Two uPVC double glazed Velux windows to rear, eaves storage, radiator.

BEDROOM ONE

22' 09" x 9' 06" (6.93m x 2.9m) Dual aspect uPVC double glazed Velux windows, radiator. Door to:

ENSUITE

Tiled shower cubicle with rainwater shower and hand shower, wash handbasin with cupboard under, low level WC, heated towel rail, tiled floor, uPVC double glazed Velux window, extractor fan.

OUTSIDE

FRONT

Shrubs, gated side access to both sides. Block paved parking for several cars and tarmac driveway leading to:

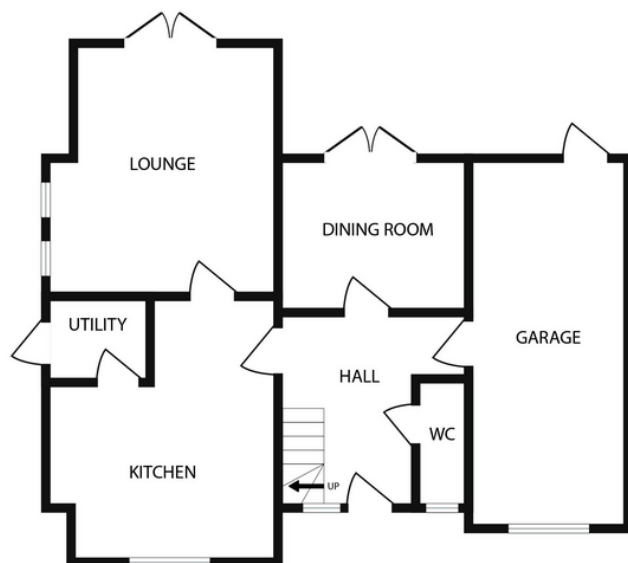
GARAGE

24' 0" x 10' 01" (7.32m x 3.07m) Up and over door, power and light, personnel door to rear garden, EV charging point.

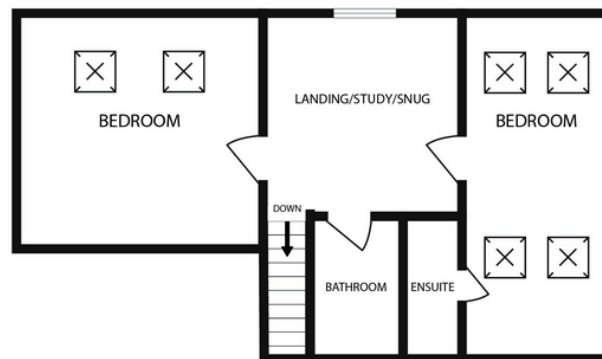
SOUTHERLY FACING REAR GARDEN

Extended paved patio areas, laid to lawn, conifers, shrubs and flowers, outside tap, gated side access to both sides.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate, and no responsibility is taken for any errors, omissions or misstatements. 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.

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	87 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.