



**Kennedy
& Foster**

2 Shakespeare Drive

Upper Caldecote

SG18 9DD

£380,000

- THREE BEDROOM SEMI DETACHED CHALET STYLE HOME
- VILLAGE LOCATION
- GENEROUS PLOT
- GREAT POTENTIAL
- LOUNGE / DINING AREA
- DOWNSTAIRS SHOWER ROOM AND UPSTAIRS CLOAKROOM
- GARAGE & DRIVEWAY
- CHAIN FREE



This 3 bedroom semi-detached chalet style property is situated on a generous plot in an ideal location in the desirable village of Upper Caldecote. The property offers scope, down and upstairs bedrooms (if required) garage and driveway and is being offered chain free. Contact K & F the sole agents to arrange a viewing of this lovely property.

FRONT DOOR INTO:

ENTRANCE HALL

Stairs to first floor, radiator. Door to:

LOUNGE/DINING ROOM

17' 10" x 16' 04" max (5.44m x 4.98m) Understairs storage cupboard, two radiators, window and door to rear, coving to ceiling. Door to:

KITCHEN

9' 10" x 6' 10" (3m x 2.08m) Wall, base and drawer units with work surface over, space for cooker, fridge/freezer, washing machine and dishwasher, 1 1/2 bowl stainless steel single drainer sink unit with mixer tap. Door to outside.

BEDROOM

11' 11" x 10' 5" (3.63m x 3.18m) Fitted bedroom furniture which includes wardrobes, chest of drawers and bedside cabinets, radiator, double glazed window to front.

SHOWER ROOM

Shower cubicle with shower over, vanity basin with cupboards under, heated towel rail, double glazed window to front.

FIRST FLOOR LANDING

Double storage cupboard, window to side. Doors to:

BEDROOM

10' 9" x 10' 2" (3.28m x 3.1m) Radiator, double glazed window to front.

BEDROOM

12' 07" x 10' 11" max (3.84m x 3.33m) Eaves storage, radiator, double glazed window to rear.

CLOAKROOM

WC, pedestal basin, radiator.

OUTSIDE

FRONT GARDEN

Laid to lawn, shrubs, outside tap.

DRIVEWAY WITH PARKING

REAR GARDEN

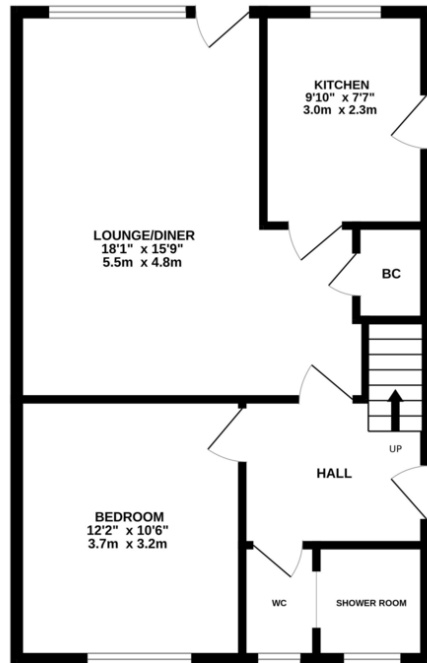
Shrubs, trees, flowers, laid to lawn, electric points, double gated access to front, lean too greenhouse, personnel door to:

GARAGE

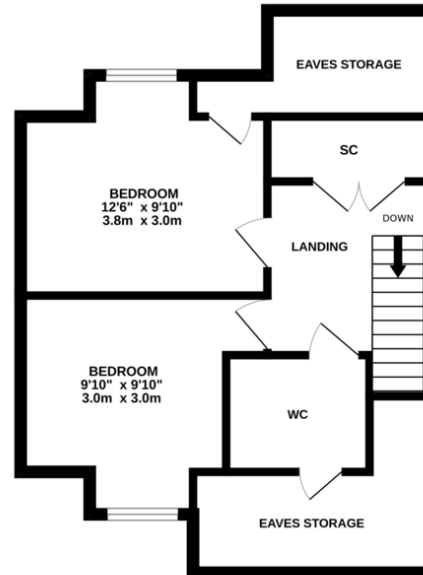
17' 08" x 8' 01" (5.38m x 2.46m) Roll up door, work bench, power and light. Door to side.



GROUND FLOOR
577 sq.ft. (53.6 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 1009 sq.ft. (93.7 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		73 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.