



**Kennedy
& Foster**

12 Lapwing Drive
Upper Caldecote
SG18 9GN
£475,000

- BRAND NEW HOME BY ABBEY HOMES
- AVAILABLE NOW
- DETACHED
- FOUR BEDROOMS
- GARAGE AND DRIVEWAY
- 10 YEAR NHBC
- VILLAGE LOCATION
- LOVELY DEVELOPMENT
- PLEASE NOTE PHOTOS SHOWN ARE OF THE SHOW HOME



BRAND NEW HOME READY TO MOVE INTO -
SHOW HOME AVAILABLE TO VIEW BY
APPOINTMENT

Built to 'The Fernwood' design by Abbey Homes, this well planned Four Bedroom detached home to be found in a small close on the Caldecote Fields exclusive development. The property comes with a 10 year NHBC warranty and a 2 year Abbey Homes customer care. Accommodation comprises of: Entrance hall, Lounge, Kitchen/Dining Area, Utility, Cloakroom, 4 bedrooms, En Suite and family bathroom, all with upgraded flooring. To compliment this plot is a garage and driveway, Integrated appliances, Gardens.

CLOAKROOM

LOUNGE

13' 11" x 12' 7" (4.24m x 3.84m)

KITCHEN/DINING AREA

21' 7" x 11' 9" (6.58m x 3.58m)

BEDROOM ONE

15' 6" x 12' 2" (4.72m x 3.71m)

BEDROOM TWO

12' 2" x 11' 5" (3.71m x 3.48m)

BEDROOM THREE

11' 2" x 9' 3" (3.4m x 2.82m)

BEDROOM FOUR / STUDY

9' 3" x 8' 2" (2.82m x 2.49m)

BATHROOM

GARAGE

Power and light, personnel door.

DRIVEWAY

GARDEN

Laid to lawn turf, gated access.

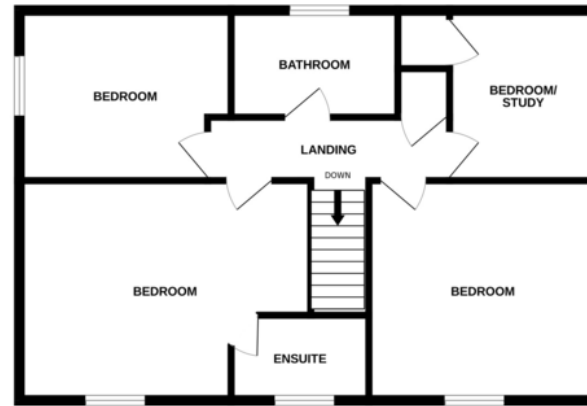
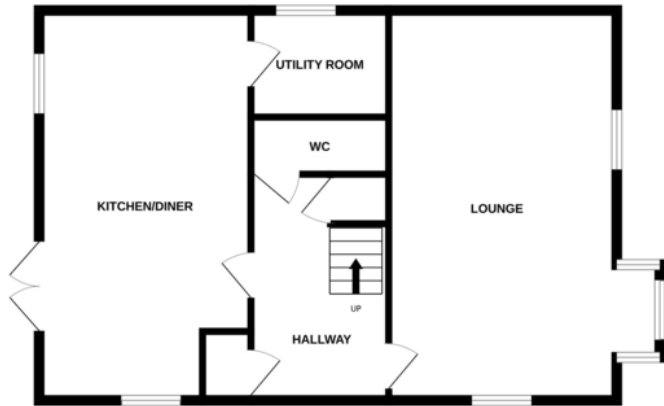
AGENTS NOTE

Please note the photographs shown are from the show home which is available to view with Kennedy & Foster.



GROUND FLOOR

1ST FLOOR



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

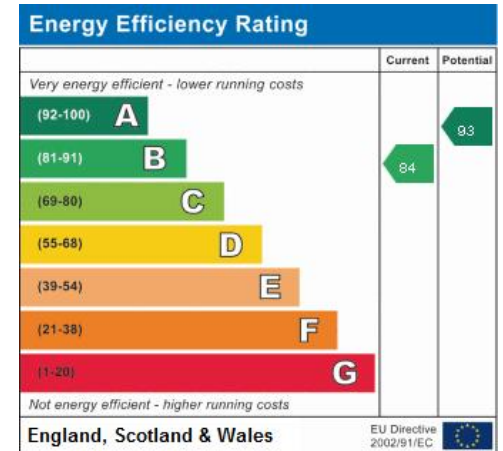
Tax band

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements