



HARVEY ROBINSON

Guide Price

£425,000

125 Biggleswade Road

Upper Caldecote, SG18 9BH

We are delighted to offer for sale this beautifully presented three bedroom extended and improved family home with the hugely sought-after village of Upper Caldecote, Bedfordshire. With expansive open-field views to the rear the accommodation in brief consists of an entrance hall, cloakroom, a generous size lounge with a wood burner, a large kitchen/dining room which opens up to the garden room with inset skylights and doors opening to the rear garden. Solid oak flooring has been installed to the lounge and kitchen/dining room. Upstairs, three good sized bedrooms can be found with ensuite facilities to bedroom one, and a further refitted family bathroom completing the internal living space. Outside, the property has an extensive rear garden at approximately 140ft in length which has been divided incorporating various vegetable plots stocked with plentiful fruit and vegetable plants with an area laid to lawn at the end with a sunken fire-pit allowing you to take in the stunning views of the countryside adjacent to the timber summer house. A large timber storage shed has power and lighting and could be converted to provide external working-from-home space. Two more storage sheds are provided too. To the front is off road parking for two vehicles. Upper Caldecote is serviced by two local convenience stores, a post office and a popular family-owned and run Farm Shop. Primary Schooling is also within the village, with a regular bus route for older children attending middle and upper schools in the area. Transport links are present with the A1 providing access North and South and for the commuter, mainline train stations giving easy access into London Kings Cross and St Pancras within the hour, are found at the neighbouring market towns of Biggleswade and Sandy. Retail parks with High Street brands and grocery shopping is also found at Biggleswade. Viewings are essential to appreciate the accommodation and location on offer with viewings arranged by contacting our Biggleswade estate agent offices.

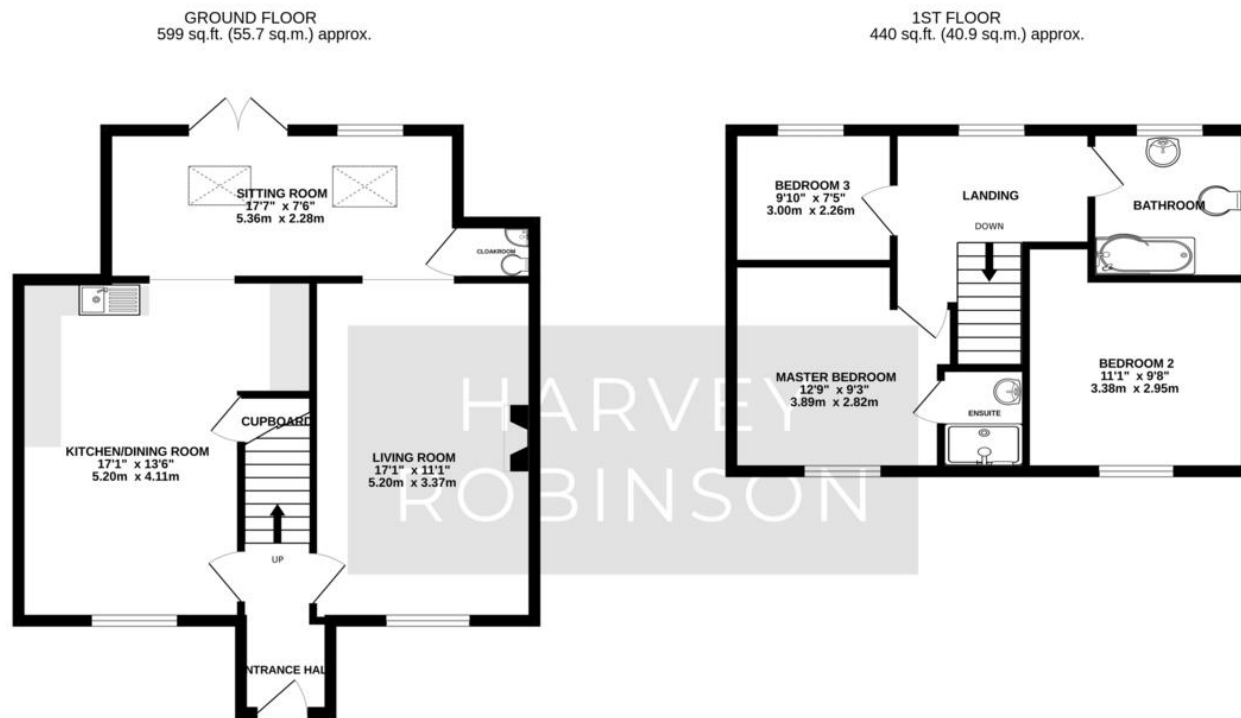
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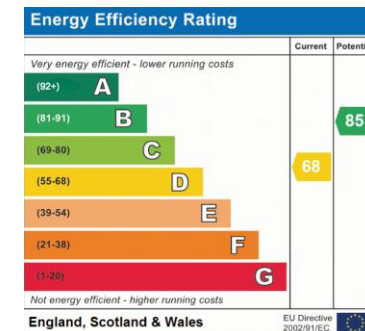


FAQs

Tenure: Freehold
 Property Built: 1920's
 Council Tax Band: B
 Rear Garden Aspect: North
 Primary School Catchment: Upper Caldecote
 Middle School Catchment: Edward Peake
 Upper School Catchment: Stratton or Shefford
 Water Meter: Yes
 Conservation Area: No
 UPVC Windows: 2013
 Loft Boarded: No
 What3Words: ///alarmed.wakes.surpassed



TOTAL FLOOR AREA: 1039 sq.ft. (96.5 sq.m.) approx.
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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 and 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

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