



JOSHUA JAMES

ESTATE AGENTS

The Grange, Lower Caldecote, Biggleswade, Bedfordshire, SG18 9ET

£315,000

 3  1  1

- Fully Re-Furbished Family Home
- Lounge / Dining Room with Wood Burning Stove
- Three Bedrooms
- Enclosed Rear Garden with Patio Area
- Driveway Providing Off Road Parking
- Cul De Sac Location
- Beautifully Fitted Kitchen
- Re-Fitted Family Bathroom Suite
- Detached Single Garage with Eaves Storage
- Additional Visitor Spaces



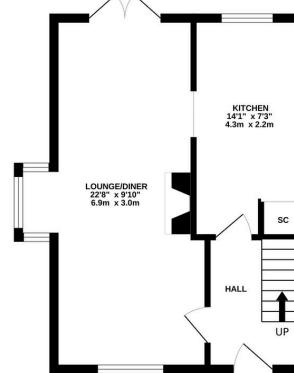
A fully refurbished semi detached family home is located in a small cul de sac in the hamlet of Lower Caldecote, situated to the west of the A1 between Biggleswade & Sandy. Offered for sale in excellent decorative order & benefitting from a through lounge / dining room with feature wood burning stove, re-fitted kitchen with built in oven, hob & fridge / freezer, three bedrooms & re-fitted family bathroom. Externally there is an enclosed rear garden with large patio seating area, driveway providing off road parking & single garage with eaves storage.

Local train stations are located at Biggleswade approximately 1.5 miles south & Sandy about 2 miles north of Lower Caldecote.

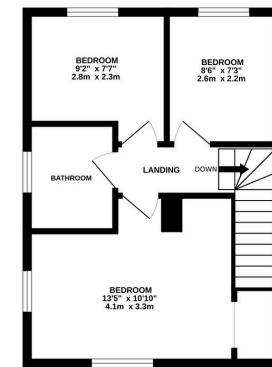




GROUND FLOOR



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 misdescription. The floorplan is for guidance only and is not to scale. It is not intended to be given to prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their condition or working order. Made with Metrix 03204



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	