



**Kennedy  
& Foster**

10 Sunflower Croft  
Upper Caldecote  
SG18 9FY  
**£425,000**

- DETACHED BUNGALOW
- QUIET VILLAGE LOCATION
- UNDER 5 YEARS OLD
- WELL PRESENTED
- 2 DOUBLE BEDROOMS
- ENSUITE TO MAIN BEDROOM
- OPEN PLAN LIVING
- GARAGE & DRIVEWAY



GUIDE PRICE £425,000 TO £435,000

Detached Bungalow in a quiet location in the popular village of Upper Caldecote. The village offers open green space, a local farm shop, convenient stores, school, church and a cricket ground which is home to the Upper Caldecote Pavilion.

The bustling Market Town of Biggleswade is approximately 2 miles away, where you will find all local amenities including shops, bars, restaurants, schools, train station and retail park. This modern 2 bedroom linked detached bungalow is less than 5 years old and well maintained throughout, offering open plan living/dining/ kitchen space, 2 double bedrooms, en suite and family bathroom. To compliment the property is generous size rear garden, garage and a driveway.

Contact Kennedy & Foster the Sole Agents to arrange your viewing.



#### FRONT DOOR INTO:

##### ENTRANCE HALL

Built in storage cupboard with shelving and consumer unit. Radiator. Loft hatch. Double doors into Lounge and doors to other rooms.

#### OPEN PLAN LIVING

##### LOUNGE AND DINING AREA

20' 07" x 13' 04" (6.27m x 4.06m) Two radiators. uPVC double glazed French doors to rear garden and uPVC double glazed window to front.

#### KITCHEN AREA

9' 06" x 9' 02" (2.9m x 2.79m) Wall, base and drawer units with work surfaces over. Built in oven, gas hob and extractor over. Integrated fridge/freezer and dishwasher, space for washing machine. 1 1/2 bow sink unit with mixer tap. Cupboard housing boiler. Under cupboard lighting. uPVC double glazed window.



#### BEDROOM ONE

14' 03" into bay window plus 6.06" into door recess" x 10' 00" (4.34m x 3.05m) Built in double wardrobe with mirrored sliding doors. uPVC double glazed bay window. Radiator. Door into:

#### EN SUITE

Fully tiled walk-in double shower with shower over, wash hand basin, close coupled w.c. Frosted uPVC double glazed window. Heated towel rail.

#### BEDROOM TWO

10' 06" x 10' 03" (3.2m x 3.12m) Dual aspect uPVC double glazed windows. Radiator.

## BATHROOM

Panelled bath with mixer tap and hand shower attachment. Wash hand basin. Close coupled w.c. Heated towel rail. Shaver point. Frosted uPVC double glazed window.

## OUTSIDE

### FRONT

Lawn and shrubs.

### REAR GARDEN

Laid to lawn. Paved patio. Outside tap. Outside light. Gated access to front. Personnel door into

### GARAGE

23' 00" x 9' 10" (7.01m x 3m) Up and over door. Power and light.

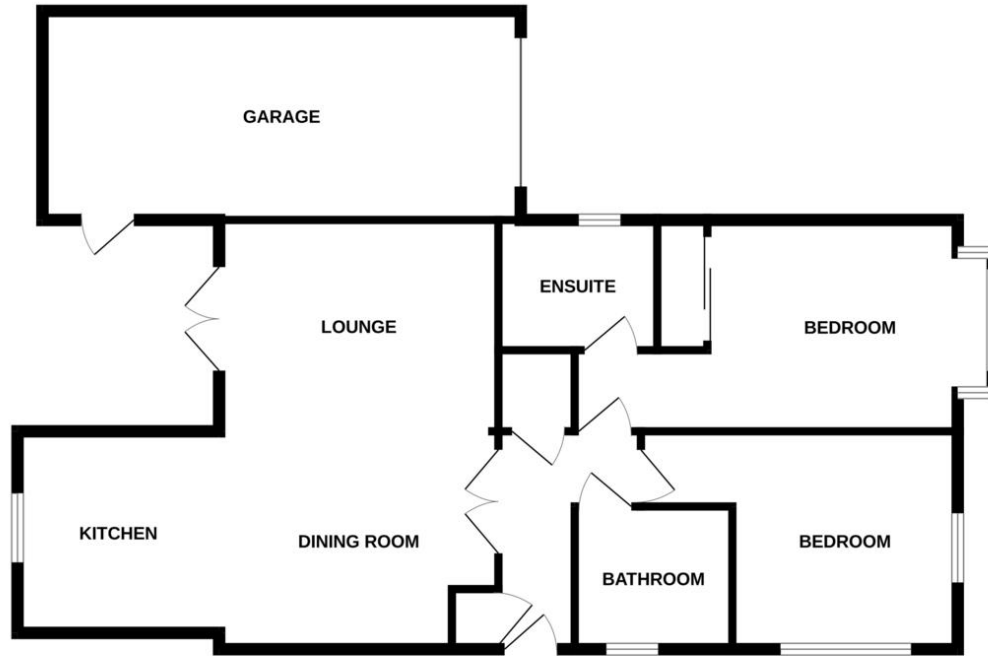
Block paved driveway to front.

## AGENTS NOTES

Please note there is a development maintenance charge of £386.45 per annum for 2024.



GROUND 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**

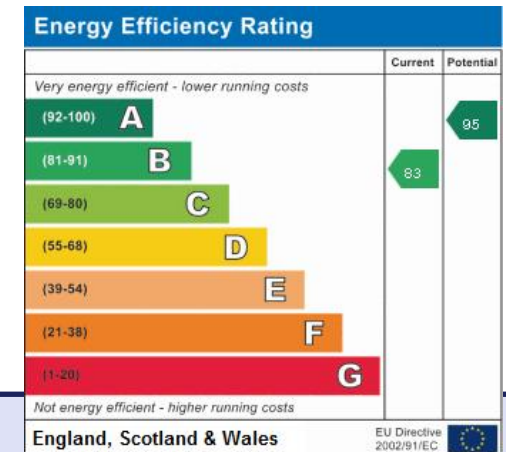
Tax band D

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council



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2 Market House  
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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