



## Ashby Drive, Upper Caldecote, Biggleswade

£450,000

- CHAIN FREE
- Renovation
- Four bedrooms
- Popular location
- Close to the village green
- Village Location
- Large lounge
- Garage & Driveway
- Quiet cul-de-sac location
- Viewing advised



CHAIN FREE four bedroomed detached property, situated in a quiet cul-de-sac location, close to the village green in the desirable village of Upper Caldecote. Facilities in the village include Caldecote CE Adacemy (a lower school) a post office, Anglican Church, Methodist Chapel, garage, farm shop, children's parks, two newsagents and sports facilities including cricket, football, tennis and netball. Viewing is highly advised. via Lane & Browns, selling homes in Sandy and surrounding towns and villages for over 30 years

The property is approximately two miles from the market town of Biggleswade where there are all local amenities including the main line rail station to London and Peterborough.



Council Tax Band: E



### Entrance Porch

### Entrance Hall

Stairs to first floor landing, radiator.

### Lounge

19'3" x 12'3"

### Cloakroom

Low level WC

### Kitchen

10'3" x 9'10"

### Dining Room

13'4" x 9'3"

### First Floor

### Bedroom 1

12'7" x 10'8"

### Bedroom 2

12'7" x 8'6"

### Bedroom 3

10'8" x 9'6"

### Bedroom 4

9'8" x 8'4"

### Bathroom

### Outside

Front driveway leading to garage with electric roll up door

### Rear Garden

Laid to lawn with flowers, shrubs and a shed, door to garage.

### Front garden

Driveway to garage.

### Garage

Electric roll up door.

### Rear garden

Shed, laid to lawn, flowers and shrubs, personal door to garage.

### Agent Disclaimers

- Lane & Browns give notice that these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

(i) Any areas, distances or measurements are for guidance only, along with text, photographs and floor plans and buyers are advised to check

measurements before committing to any expense.

(ii) It should not be assumed that the property has all the necessary planning, building regulations or other consents. Purchasers must satisfy themselves by inspection/survey and legally.

(iii) In accordance with the consumer protection from unfair trading regulations, please note that the

working condition of these services or kitchen appliances has not been checked by the Agents

(iv) We may refer you to recommended services such as Conveyancing, Financial Services, and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.



## Directions

## Viewings

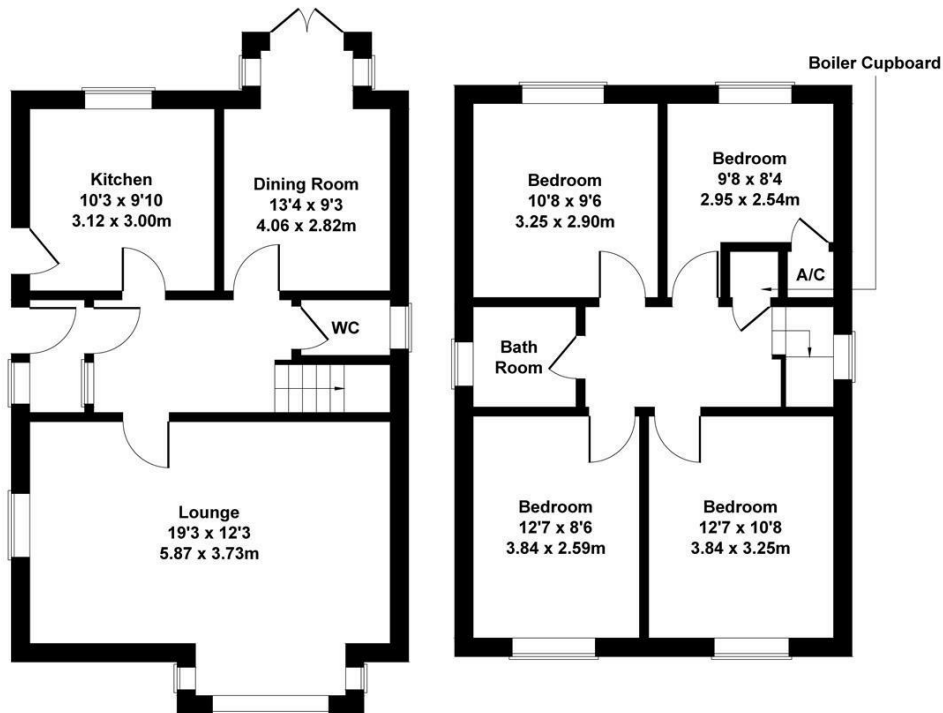
Viewings by arrangement only. Call 01767 691122 to make an appointment.

## EPC Rating:

C

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

Approximate Gross Internal Area  
1167 sq ft - 108 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024  
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