



HARVEY ROBINSON

Guide Price

£325,000

The Grange

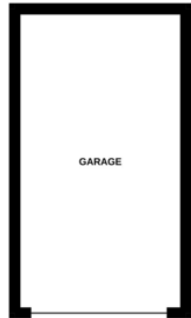
Lower Caldecote, SG18 9ET

We are delighted to offer for sale this immaculately presented three-bedroom semi-detached family home in the hamlet of Lower Caldecote, Bedfordshire. Tucked away in a quiet cul-de-sac, the accommodation in brief features a bright and spacious open-plan lounge and dining area, centred around a characterful wood-burning stove - perfect for cozy evenings or entertaining guests. The re-fitted kitchen is sleek and contemporary, complete with a built-in oven, hob, and integrated fridge/freezer. Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom, all finished to a high standard. Outside, the property continues to impress with a generous, enclosed rear garden featuring a large patio area - ideal for outdoor dining or relaxing in the warmer months. A private driveway offers off-road parking and leads to a single garage with useful eaves storage. Peacefully positioned just west of the A1, the home enjoys excellent road links and easy access to nearby transport connections. Biggleswade train station is approximately 1.5 miles to the south, while Sandy station lies around 2 miles to the north, making commuting straightforward in either direction. Conveniently nestled between these two popular market towns, the property is within easy reach of a wide range of shops, schools, and local amenities - offering the perfect balance of countryside living and everyday practicality.

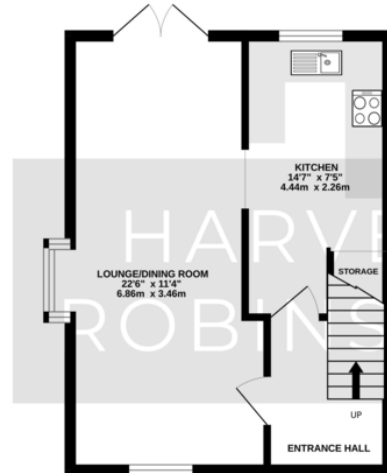




EXTERNAL
141 sq.ft. (13.1 sq.m.) approx.



GROUND FLOOR
376 sq.ft. (34.9 sq.m.) approx.



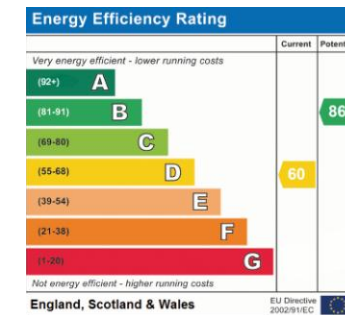
1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA: 888 sq.ft. (82.5 sq.m.) approx.
Made with Metropix ©2025

FAQs

Property Tenure: Freehold
Property Built: 1980
Council Tax Band: C
Rear Garden Aspect: West
Water Meter: Yes
Boiler installed: 2021
Boiler Last Serviced: 2025
EPC Rating: D
What3Words Location:
///tweeted.hardening.zest



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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