



**45 The Crescent, Caldecott  
Northamptonshire NN9 6AU  
£249,995 Freehold**

With rear field views comes this very large semi detached house, situated in a delightful rural setting, with this property offered for sale with no onward chain. With much interest envisaged, an immediate viewing is without question highly recommended.

- Four double bedrooms
- 'L' shaped lounge/dining room
- Ground floor cloakroom/w.c
- Driveway parking
- En-suite to master bedroom
- Kitchen/breakfast room
- PVC double glazing & gas radiator central heating
- Family bathroom/w.c
- Utility room
- Enclosed rear garden



**Location**  
Caldecott is situated between Yeldon, Newton Bromswold and Chelveston. If travelling from Higham Ferrers, off the A6, turn into Kimbolton Road, Higham Ferrers, then continue into Chelveston Road and then into Higham Road, Chelveston (the B645), then turn off into Caldecott Road. Along here you will find the development, on the left-hand side. There are two entrances to the development and the property can be found as identified by our 'for sale' board. Viewings should be made strictly via ourselves the Selling Agents on 01933 316316.

**Council Tax Band**  
C

**Energy Rating**  
E

**Accommodation**

**Ground Floor**

**Hall**

**Ground Floor Cloakroom/W.C**

**Lounge 16'5" x 12'5" (5.01m x 3.81m)**  
Plus understairs cupboard, opening into Dining Area

**Dining Area 10'4" x 9'9" (3.15m x 2.99m)**

**Kitchen/Breakfast Room 13'6" x 10'0" (4.12m x 3.05m )**  
Plus Breakfast Area - 3.24m (10'7") x 2.97m (9'8")

**Utility Room 7'11" x 9'1" (2.42m x 2.76m)**

**First Floor**

**Landing**  
Loft access.

**Bedroom 1 11'8" x 12'6" (3.56m x 3.82m)**  
Plus built in wardrobes

**En-suite Shower Room/W.C**

**Bedroom 2 13'10" x 9'6" (4.23m x 2.91m)**  
Maximum, plus built in wardrobes

**Bedroom 3 11'4" x 8'10" (3.46m x 2.68m)**  
Maximum, plus built in wardrobes





### **Bedroom 4 11'3" x 9'9" (3.44m x 2.98m)**

Maximum measurement

### **Bathroom/W.C**

#### **Additional Benefits**

PVC double glazing.

Gas radiator central heating.

Externally, the property has an enclosed rear garden with field views.

Off road parking is provided to the side of the property, via a good size driveway.

### **Outside**

#### **Front**

Area of front garden.

#### **Rear garden**

An enclosed rear garden with rear canopy/lean-to. Rear gated access. Side gated access from driveway. Boiler cupboard. Store/workshop.

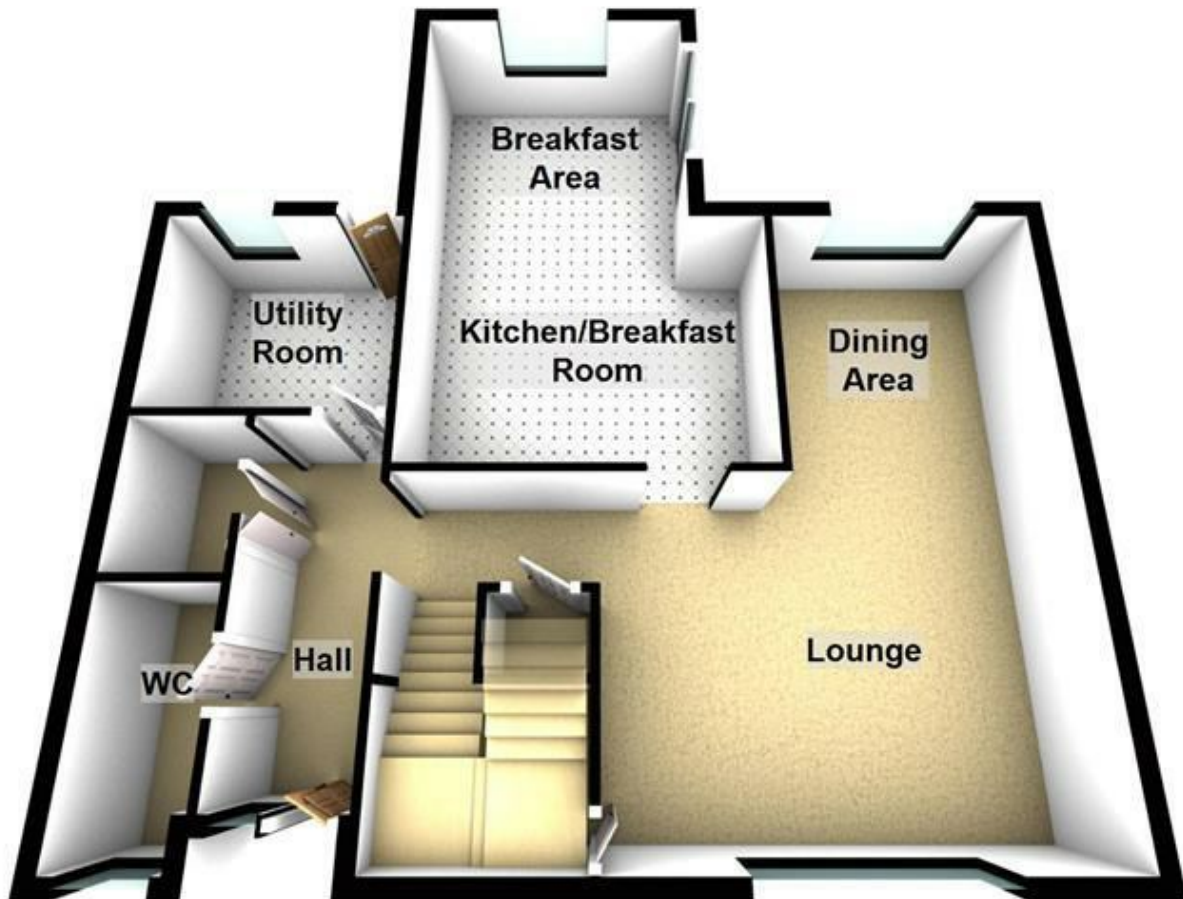
### **Disclaimer**

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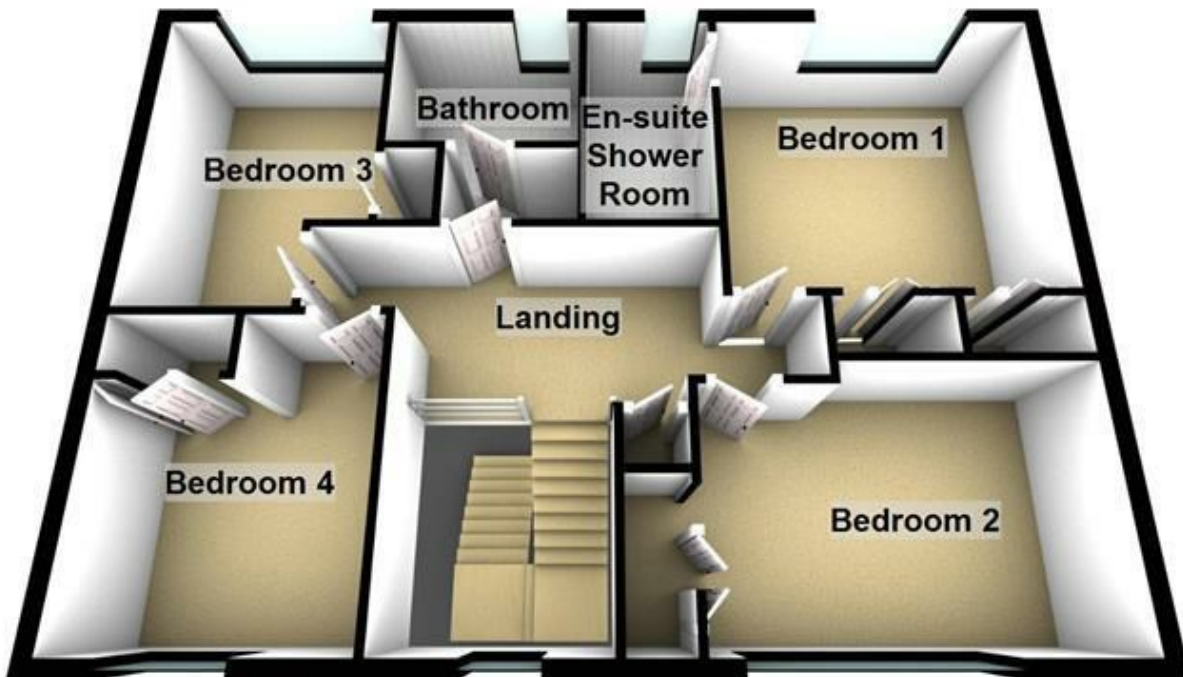
## Ground Floor

Approx. 78.6 sq. metres (846.4 sq. feet)



## First Floor

Approx. 76.9 sq. metres (827.9 sq. feet)



Total area: approx. 155.5 sq. metres (1674.3 sq. feet)

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