



Caldecote lies between the villages of Kingston & Highfields Caldecote, seven miles west of Cambridge and is situated off the A428 Bedford Road. It's fitting location allows easy access to the City of Cambridge, M11, A1 and A14. Within Caldecote is the "good" Ofsted rated Caldecote primary school and Parish Church. A wider range of facilities are available in the nearby village of Cambourne, situated three miles further west of Caldecote, and includes a Morrisons supermarket, doctors' surgery, day care nursery, hotel and a wealth of further amenities on its high street. The village is surrounded by open countryside over which there are many fine walks, with Bourn and Comberton Golf Clubs around two miles away.

Radcliffe & Rust Letting Agents are delighted to offer to let this stunning and imposing family residence on Main Street in Caldecote, CB23. Located in this peaceful country village, Glendale is set back from the road behind a very generous private driveway and benefits from a peaceful position with ample off road parking.

Upon entering the property, you are welcomed in to the bright and spacious entrance hall. With wooden style flooring contrasting against white walls, the space is inviting and gives an instant homely feeling. From the hallway, the first room you come to on the left hand side is the open plan kitchen / diner. With wood coloured wall and base units, the kitchen also has a stainless steel sink and drainer, oven with grill, hob with overhead cooker hood and integrated fridge / freezer. The dining space has French doors leading to the garden and off the dining space, there is a door leading to the utility room which offers and additional sink and drainer, washing machine, tumble dryer, additional under counter fridge, extra cupboards and storage and a door leading to the rear garden. From the kitchen / diner there are double glazed doors which lead to the living room. This peaceful and relaxing space offers stunning views over the large rear garden and the countryside beyond as well as a feature log burner.

Along the hallway on the opposite side of the property to the kitchen and living room, there is a bathroom consisting of a W.C., hand basin, bath with shower head attachment and heated towel rail. Downstairs there are two bedrooms consisting of one single which overlooks the front of the property and one large double with en-suite. The double bedroom spans the width of the property and has dual aspect windows overlooking both the front and rear gardens and the wooden floor from the hallway is continued in to this room. The en-suite in this room has a walk-in shower, W.C., hand basin and heated towel rail.

To the first floor there is a landing that in turn leads to two further bedrooms and family bathroom. The first of the bedrooms benefits

from a generous en-suite, dressing area and stunning countryside views which can be enjoyed from the Juliet balcony while bedroom two is also a fantastic size with Velux windows. The family bathroom consists of a walk-in shower with glass door, heated towel rail, W.C. and hand basin

Outside the property you will find a very well kept and low maintenance 'wrap around' garden to the rear and a double garage and private drive to the front of the property.

Glendale has been really cared for over the years by previous tenants and the landlord. If you are looking for generous accommodation in a peaceful setting then you really need look no further.

Please call us on 01223 307 898 to arrange a viewing and for all of your residential Lettings requirements in Cambridge.

Agent notes

Available late March on an initial 12 month agreement on an unfurnished basis.

Fiber broadband up to 300Mbps

Deposit £2,596 Council tax band E, approx £2,422.00 per annum.

Very well behaved pet considered. Non smokers only please.

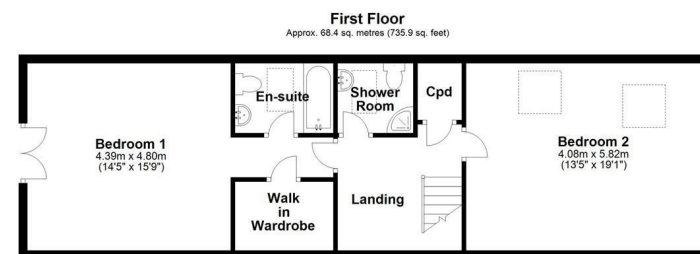
There is a holding fee which equates to 1 weeks rent. (Deductible from your first month's rent)

The formula for working out a week's rent is the following:

1 month's rent * 12 / 52 = 1 week's rent.

Our redress scheme is the Ombudsman and our CMP supplier is through Client Money Protect





Total area: approx. 164.2 sq. metres (1767.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(91-91) B		
(89-88) C		
(55-68) D		
(59-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	83
EU Directive 2002/91/EC		

