



20, Shepherds Place

Shefford,
Bedfordshire, SG17 5BF
O.I.E.O £425,000

country
properties

This spacious and beautifully presented three bedroom home with a car port and driveway parking is offered with NO UPWARD CHAIN. The property built by Lodge Park Homes is located within a popular cul-de-sac location close to local, shops, amenities and highly regarded schooling.

- Beautifully presented – a credit to the current owner – Just move in!
- Stylish modern kitchen with integrated appliances
- Main bedroom with en-suite
- Generous south west facing landscaped rear garden
- Built in 2019 with NHBC guarantee remaining
- A short drive to Arlesey station for direct rail link into London

Ground Floor

Entrance Hall

Stairs rising to first floor accommodation. Wood effect flooring. Radiator. Doors into cloakroom and living room.

Cloakroom

Suite comprising low level wc with concealed cistern. Wall mounted wash hand basin with tiled splash back. Heated towel rail. Tiled flooring. Obscure double glazed window to front.

Living/Dining Room

16' 4" x 16' 2" (4.98m x 4.93m) max. Double glazed window to rear and French doors opening onto rear garden. Wood effect flooring. Under stair storage cupboard. Radiator. Door into hallway.

Kitchen/Breakfast Room

14' 1" x 8' 2" (4.29m x 2.49m) into bay. A range of wall and base units with complementary worksurfaces and tiled splash backs. Inset stainless steel one and a half bowl sink with drainer and swan neck mixer tap over. Inset induction hob with stainless steel extractor hood over. Fitted electric oven. Integrated fridge freezer and dishwasher. Wood effect flooring. Radiator. Double glazed bay window to front.

First Floor

Landing

Storage cupboard with shelving. Airing cupboard housing boiler. Access to loft space with light. Radiator. Doors into all rooms.



Bedroom 1

15' 0" x 11' 0" (4.57m x 3.35m) max. Double glazed window to rear. Built-in wardrobe. Feature wood panelling to one wall. Door into ensuite:

En-suite

Three piece suite comprising low level wc. Wall hung wash hand basin. Separate shower cubicle. Partially tiled walls. Chrome heated towel rail. Extractor fan. Tiled flooring. Obscure double glazed window to rear.

Bedroom 2

16' 1" x 12' 9" (4.90m x 3.89m) max. Double glazed window to front. Radiator.

Bedroom 3

12' 10" x 8' 8" (3.91m x 2.64m) max. Double glazed window to rear. Radiator.

Bathroom

Three piece suite comprising panel enclosed bath with mains shower and glass side screen. Low level wc. Pedestal wash hand basin. Partially tiled walls. Chrome heated towel rail. Tiled effect flooring. Obscure double glazed window to rear.

Outside

Front Garden

Paved pathway to front door with shingled border.

Rear Garden

Landscaped with large Porcelain paved patio area enclosed with timber fencing. Raised composite decked seating area with raised planters. Artificial lawn and mature shrub borders. Outside light. Cold water tap. Large wooden shed (to remain). Gated access to front via driveway.

Car Port

17' 8" x 10' 5" (5.38m x 3.17m) Driveway leading to car port provides off road parking for 2 cars, car port has sensor lighting.

Agents Note

The seller informs us there is a maintenance charge associated with this property of approx £180.00 per annum payable to Warwick Estates. We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

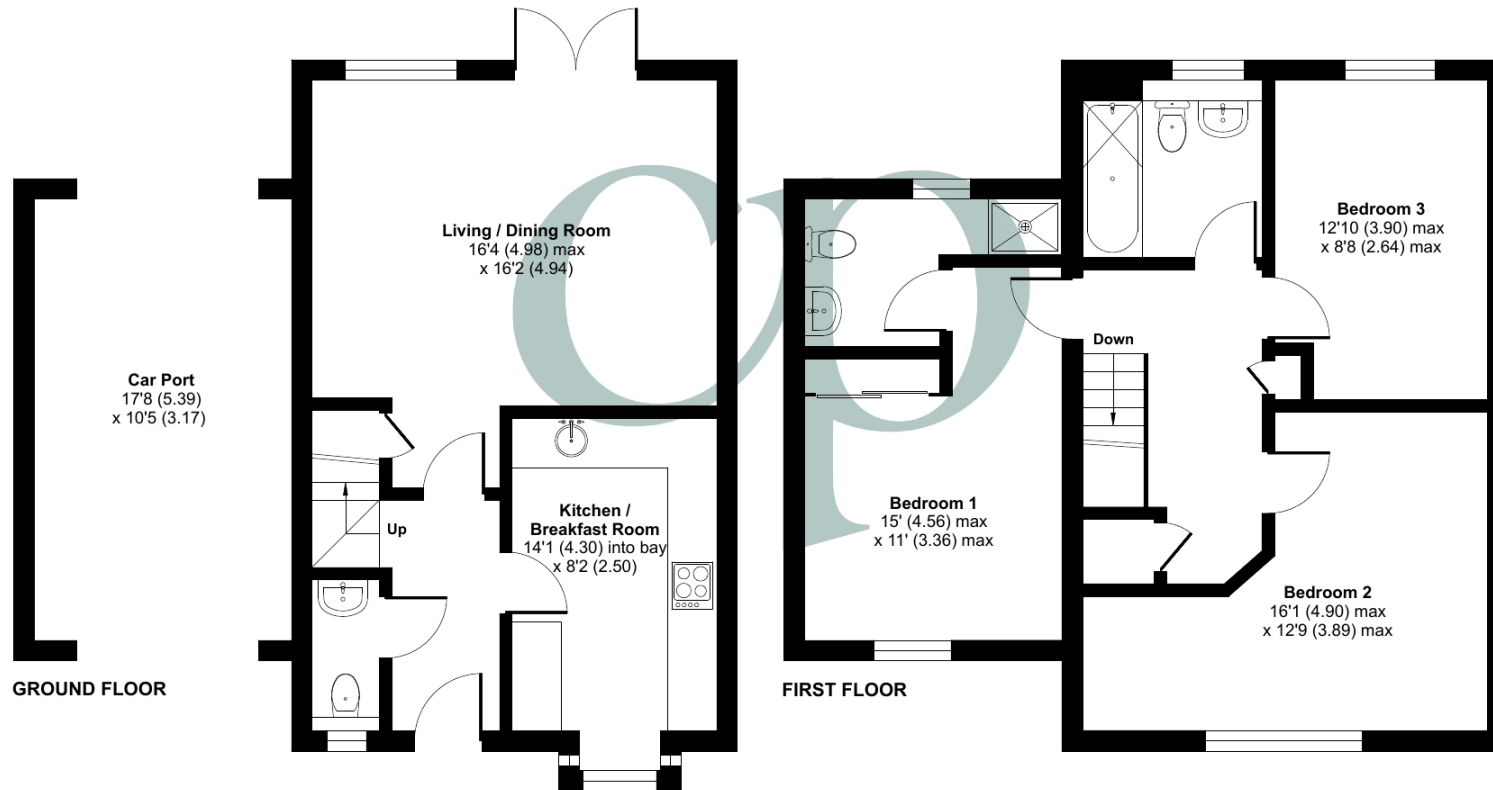
PRELIMINARY DETAILS - NOT YET APPROVED
AND MAY BE SUBJECT TO CHANGES.





Approximate Area = 1046 sq ft / 97.1 sq m (Excludes car port)

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF:1309878

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Viewing by appointment only

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