



28, Lancaster Place

Shefford,
Bedfordshire, SG17 5UF
£300,000

country
properties

Make your mark on this 3 bedroom semi detached home with potential to extend (subject to any necessary consents) Offered with No upward chain

- Quiet Cul de Sac Location within walking distance of town center amenities
- Paved driveway providing off road parking
- Offered with no upward chain
- Master Bedroom with large storage cupboard
- Good sized rear garden
- Countryside walks on your doorstep

Ground Floor

Entrance Porch

Door into Entrance Hall.

Entrance Hall

Stairs raising to first floor. Wood effect flooring. Radiator.

Living Room

16' 10" x 10' 6" (5.13m x 3.20m)

Two windows to front. Wood effect flooring. Electric gas heater with timber surround. Under stairs storage cupboard.

Kitchen/Dining Room

13' 9" x 8' 8" (4.19m x 2.64m) A range of wall and base units with roll edge worksurfaces over and tiled splashbacks. Space and plumbing for washing machine. Space for fridge freezer. Space for dishwasher. Wood effect flooring. Wall mounted gas boiler. Radiator. Window to rear.



First Floor

Landing

Loft access. Doors into all rooms. Airing cupboard housing hot water tank and shelving.

Bedroom 1

13' 6" x 8' 10" (4.11m x 2.69m)
Window to front. Radiator. Large storage cupboard with hanging rail.

Bedroom 2

10' 0" x 7' 5" (3.05m x 2.26m)
Window to rear. Wood effect flooring. Radiator.

Bedroom 3

7' 7" x 6' 11" (2.31m x 2.11m)
Window to rear. Wood effect flooring. Radiator.

Shower Room

Shower area with tiled splashbacks, electric shower and soak away. Low level wc, pedestal wash hand basin. Radiator. Extractor fan.

Outside

Front Garden

Laid to lawn with paved pathway to front door. Paved driveway provides off road parking for 1 car.

Rear Garden

Mainly laid to lawn with gated access to front.

Agents Note

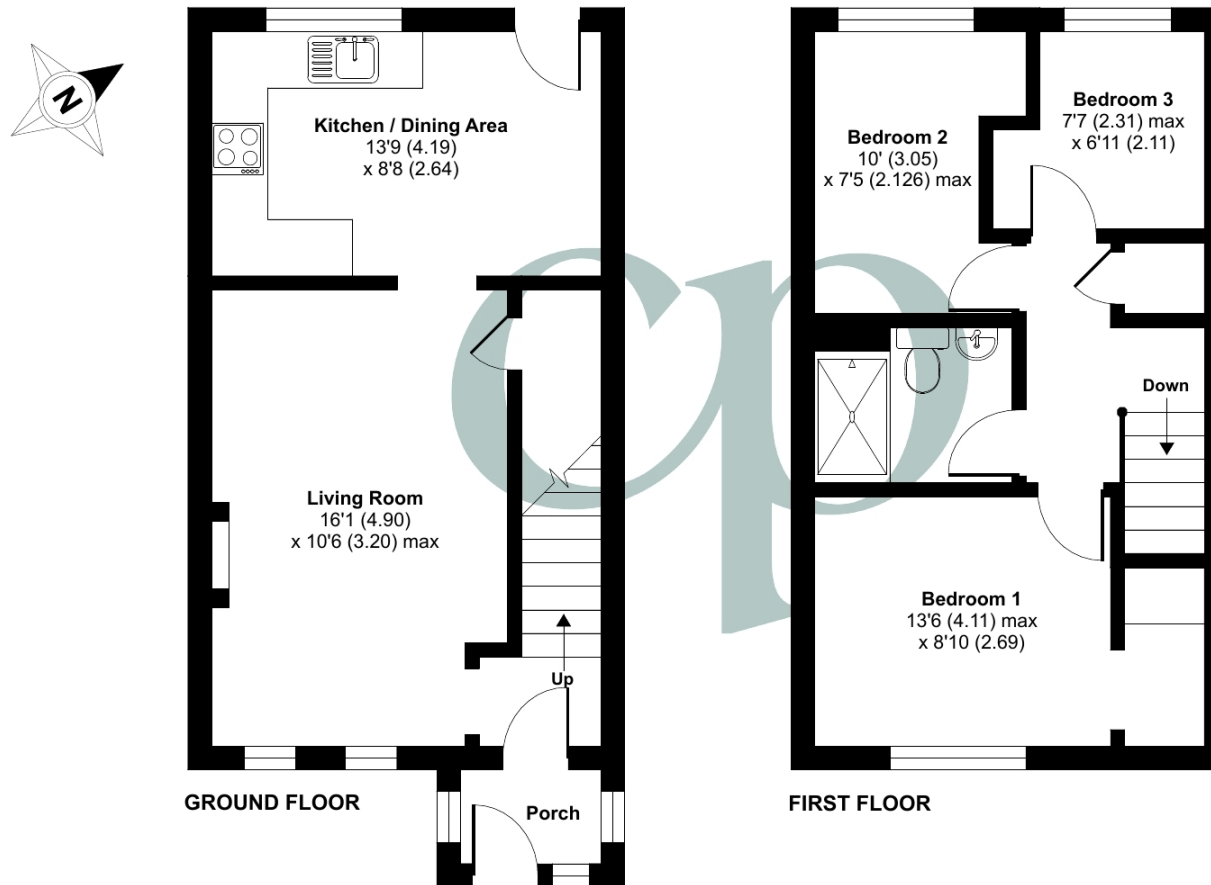
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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



Approximate Area = 721 sq ft / 67 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	87
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	51
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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:1234919

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Viewing by appointment only

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