



41, Bury Road

Shillington,
Bedfordshire, SG5 3NY
£325,000

country
properties

This well presented and deceptively spacious CHAIN FREE two bedroom cottage is located in the sought after village of Shillington. The property boasts countryside views to the front and back and a large sunny private rear garden. With nature walks and traditional pubs on the doorstep, this desirable location is only a short drive to the bustling market town of Hitchin with direct train links into London.

- 21ft Lounge/diner with wood burner
- Countryside walks on your doorstep
- Large westerly aspect rear garden
- No upward chain
- Energy Efficiency Rating C

GROUND FLOOR

Entrance

Reception door into:

Living/Dining Room

21' 5" x 12' 0" (6.53m x 3.66m) Double glazed window to front. Wood effect flooring. Inset wood burning stove with tiled hearth and timber mantle over. Two radiators. Stairs rising to first floor accommodation with understairs storage cupboard. Archway to:

Inner Lobby

Skylight. Wood effect flooring. Doors into kitchen and bathroom.

Kitchen

11' 4" x 7' 9" (3.45m x 2.36m) A range of wall and base units with rolled edge worksurfaces and tiled splashbacks. Inset ceramic sink with drainer and swan neck mixer tap over. Built-in electric oven & hob. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Wood effect flooring. Radiator. Double glazed window to rear and door to rear garden.



Bathroom

Suite comprising panel enclosed bath with mains shower over, pedestal wash hand basin, illuminated mirror and low level flush wc. Partially tiled wall. Extractor fan.

FIRST FLOOR

Landing

Doors to both bedrooms.

Bedroom 1

12' 0" x 10' 10" (3.66m x 3.30m)
Double glazed window to front.
Radiator. Feature exposed brick chimney breast. Stripped wood flooring.

Bedroom 2

10' 4" x 8' 11" (3.15m x 2.72m) Double glazed window to rear. Radiator. Access to fully boarded and insulated loft space fitted with light and ladder. Bulk head storage cupboard housing wall mounted gas boiler.

OUTSIDE

Front Garden

Brick wall to front with footpath to front door.

Rear Garden

Westerly aspect rear garden laid mainly to lawn with paved patio and flower/shrub borders. Gated access to side over neighbouring garden providing pedestrian access to the front.

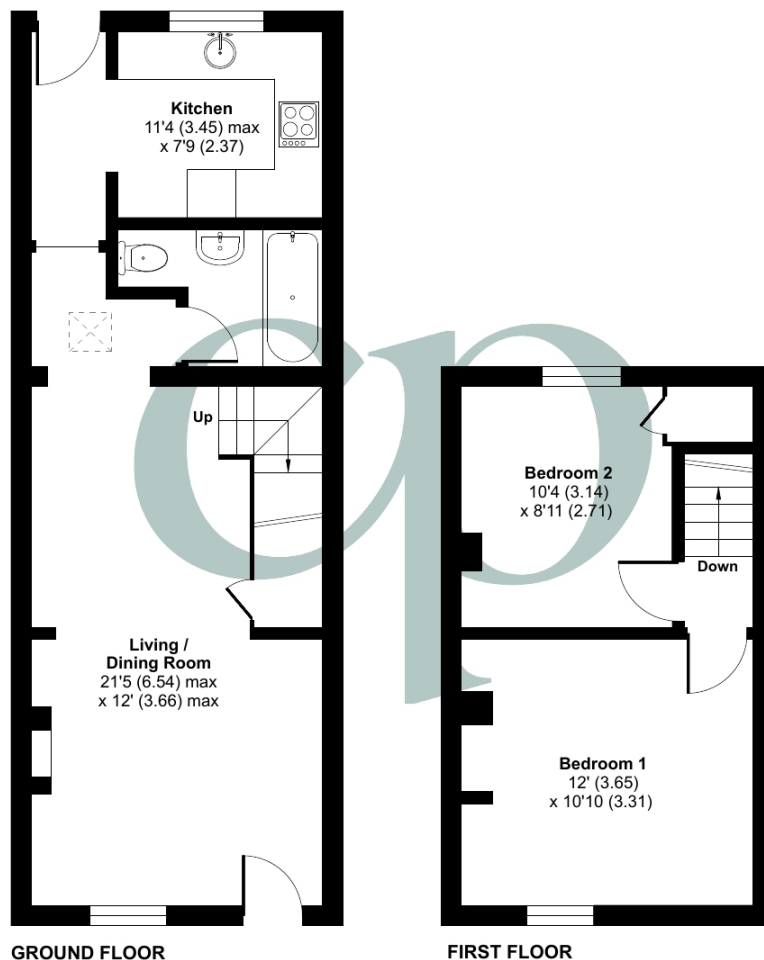
PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES.





Approximate Area = 689 sq ft / 64 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		87
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(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: 1306405

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Viewing by appointment only

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