



Plough Lane

Shefford,
Bedfordshire, SG17 5GF
£350,000

country
properties

Overlooking a children's play area, this modern end-terrace town house is offered for sale with no upper chain. The three-storey accommodation includes a fitted kitchen with a range of integrated appliances providing a streamlined look, living/dining room with French doors to rear and guest cloakroom/WC. There are two bedrooms to the first floor, along with a family bathroom, whilst the principal bedroom suite with shower room occupies the entire second floor. The enclosed rear garden enjoys a south-easterly aspect and parking for two vehicles is provided at the rear. EPC Rating: C.

GROUND FLOOR

ENTRANCE HALL

Accessed via front entrance door with opaque double glazed insert. Stairs to first floor landing. Radiator. Doors to kitchen, living/dining room and to:

CLOAKROOM/WC

Opaque double glazed window to front aspect. Two piece suite comprising: WC with concealed cistern and pedestal wash hand basin with tiled splashback. Radiator. Floor tiling.

KITCHEN

Double glazed window to front aspect. A range of base and wall mounted units with work surface areas incorporating 1½ bowl sink with mixer tap. Built-in oven and four ring gas hob with extractor over. Integrated dishwasher, washing machine and fridge/freezer. Cupboard housing gas fired boiler. Radiator. Floor tiling. Recessed spotlighting to ceiling.

LIVING/DINING ROOM

Double glazed French doors and window to rear aspect. Opaque double glazed window to side aspect. Radiator. Built-in under stairs storage cupboard.

FIRST FLOOR

LANDING

Doors to two bedrooms, bathroom and inner lobby.

BEDROOM 2

Double glazed window to rear aspect. Radiator.

BEDROOM 3

Double glazed window to front aspect. Radiator.



FAMILY BATHROOM

Opaque double glazed window to rear aspect. Three piece suite comprising: Bath with mixer tap and wall mounted shower unit over, WC with concealed cistern and pedestal wash hand basin with mixer tap. Wall tiling. Heated towel rail. Extractor. Tile effect flooring. Recessed spotlighting to ceiling.

INNER LOBBY

Double glazed window to front aspect. Radiator. Stairs to second floor.

SECOND FLOOR

BEDROOM 1

Double glazed window to front aspect. Built-in double wardrobe. Radiator. Hatch to roof void. Door to:

EN-SUITE SHOWER ROOM

Double glazed skylight. Three piece suite comprising: Walk-in shower cubicle with wall mounted shower unit, WC with concealed cistern and pedestal wash hand basin with mixer tap. Wall tiling. Heated towel rail. Tile effect flooring. Extractor. Recessed spotlighting to ceiling.

OUTSIDE

FRONT GARDEN

Pathway leading to front entrance door. Outside light. Shrubbery. Pathway leading to gated side access to rear garden.

REAR GARDEN

Immediately to the rear of the property is a paved patio and timber decked area leading to lawn with gravelled area beyond. Garden shed. Outside light and cold water tap. Enclosed by fencing and walling.

OFF ROAD PARKING

Two allocated parking spaces to rear of property.

Current Council Tax Band: D.
Estate/Management Charge: £140 per annum (approx.)



Approximate Area = 901 sq ft / 83.7 sq m

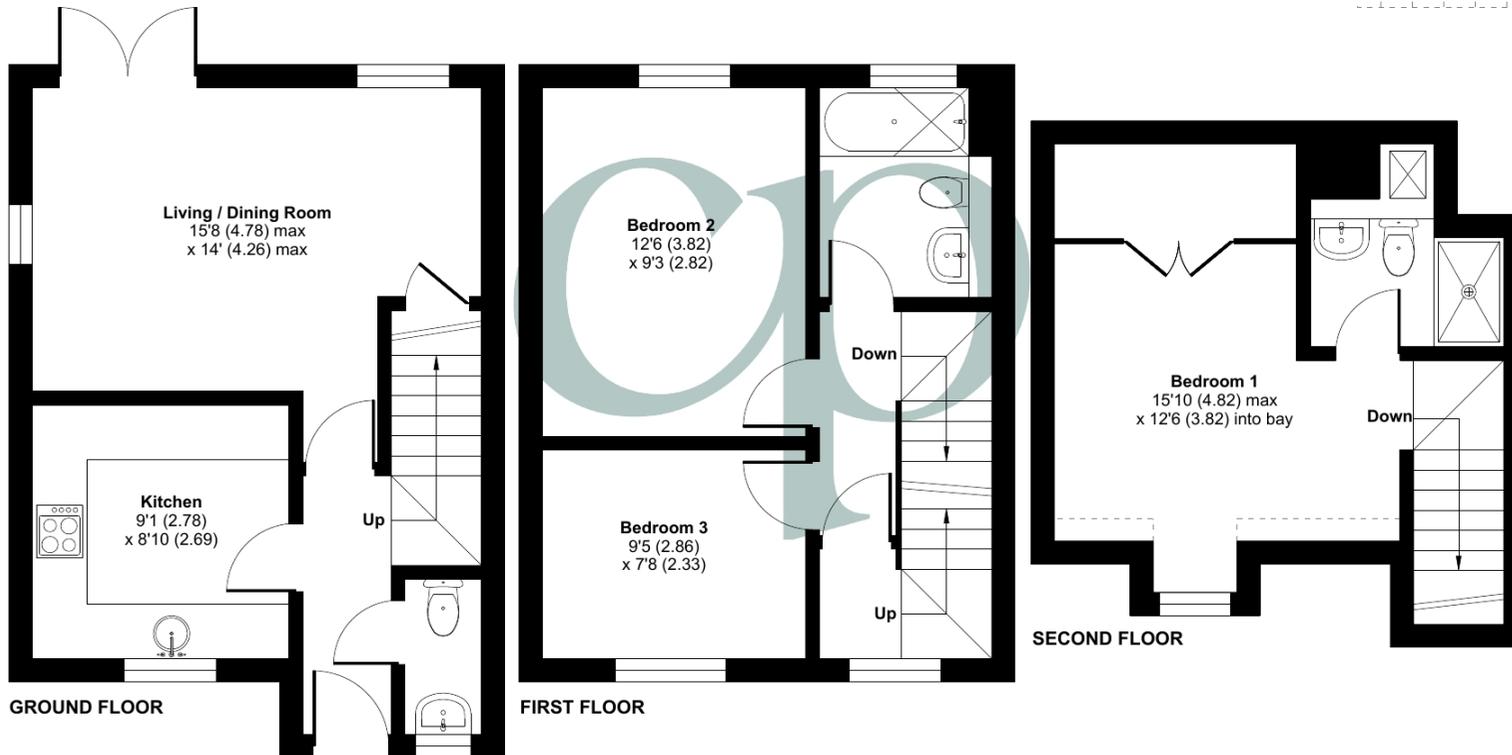
Limited Use Area(s) = 8 sq ft / 0.7 sq m

Total = 909 sq ft / 84.4 sq m

For identification only - Not to scale

Denotes restricted head height

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B		
(69-80)	C	79	
(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). © ncheom 2025. Produced for Country Properties. REF: 1249231

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Viewing by appointment only

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