



# 5, Rectory Road

Meppershall,  
Bedfordshire, SG17 5NB  
**£525,000**

country  
properties

This impressive and beautifully presented three bedroom bungalow occupies a generous plot offering spacious accommodation, a garage, workshop and driveway parking for several cars. The property is located on sought after Rectory Road in the popular village of Meppershall within walking distance to village amenities.

- A credit to the current owners - just move in!
- Spacious 20ft living/dining room
- Useful conservatory
- Bathroom and separate shower room
- Additional gated parking to the side for a motorhome/caravan
- Triple glazed windows throughout, completed in 2022
- New boiler installed in June 2023
- A short stroll to village amenities including public house, post office, bakers, Budgens, community centre and highly regarded schooling

## GROUND FLOOR

### Entrance Hall

Karndean wood effect flooring. Radiator. Airing cupboard housing gas combination boiler. Oak doors into living room, kitchen, all bedrooms, bathroom and shower room.

### Living/Dining Room

20' 8" (max) x 18' 4" (max) (6.30m x 5.59m) Dual aspect room with two triple glazed windows to front and two triple glazed windows to the side. Serving hatch to kitchen. Feature fireplace with wood surround and gas fire inset. Three radiators.

### Kitchen

12' 5" x 8' 4" (3.78m x 2.54m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset ceramic sink with drainer and swan neck mixer tap over. Fitted electric double oven with gas hob and stainless steel extractor hood over. Space for fridge/freezer. Two wine chillers. Integrated dishwasher. Karndean tiled flooring. Radiator. Triple glazed window and door to side.

### Bedroom 1

12' 4" x 11' 0" (3.76m x 3.35m) Triple glazed window to rear. Two fitted double wardrobes. Radiator.

### Bedroom 2

12' 6" (max) x 11' 0" (max) (3.81m x 3.35m) Triple glazed windows to rear. Two fitted double wardrobes and drawers. Radiator.



## Bedroom 3/Study

8' 2" (max) x 6' 10" (min) (2.49m x 2.08m) Triple glazed window front. Radiator.

## Bathroom

Three piece suite comprising panel enclosed shower bath with glass side screen, wc with concealed cistern and vanity wash hand basin with cupboards below. Partially tiled walls and Karndean wood effect flooring. Chrome heated towel rail. Obscure triple glazed window to side.

## Shower/Wet Room

Shower cubicle with tiled walls and flooring. Light well. Extractor. Heated towel rail.

## Utility Room

8' 4" x 6' 3" (2.54m x 1.91m) Ceramic sink with drainer. Space and plumbing for washing machine and tumble dryer. Window to conservatory. Door to garage. Obscure glazed door to rear garden.

## Conservatory

14' 10" x 8' 4" (4.52m x 2.54m) UPVc construction on brick base with double glazed windows and sliding doors opening onto the rear garden. Tiled flooring. Radiator.

## OUTSIDE

### Front Garden

Large frontage enclosed with brick wall and laid to lawn with mature shrubs borders. Block paved driveway providing off road parking for several cars and access to the garage. Wrought iron gated access to the side providing additional parking and access to the rear garden.

### Rear Garden

Westerly aspect rear garden overlooking farmland to the rear. Laid mainly to lawn with mature shrub borders with block paved patio areas. Greenhouse. Gated access to the front.

### Workshop

12' 8" x 10' 11" (3.86m x 3.33m)

### Garage

16' 4" x 8' 4" (4.98m x 2.54m) Electric roller door with power/light connected. Access to insulated boarded loft space with ladder & light. Doors into utility room and bedroom 3/study.

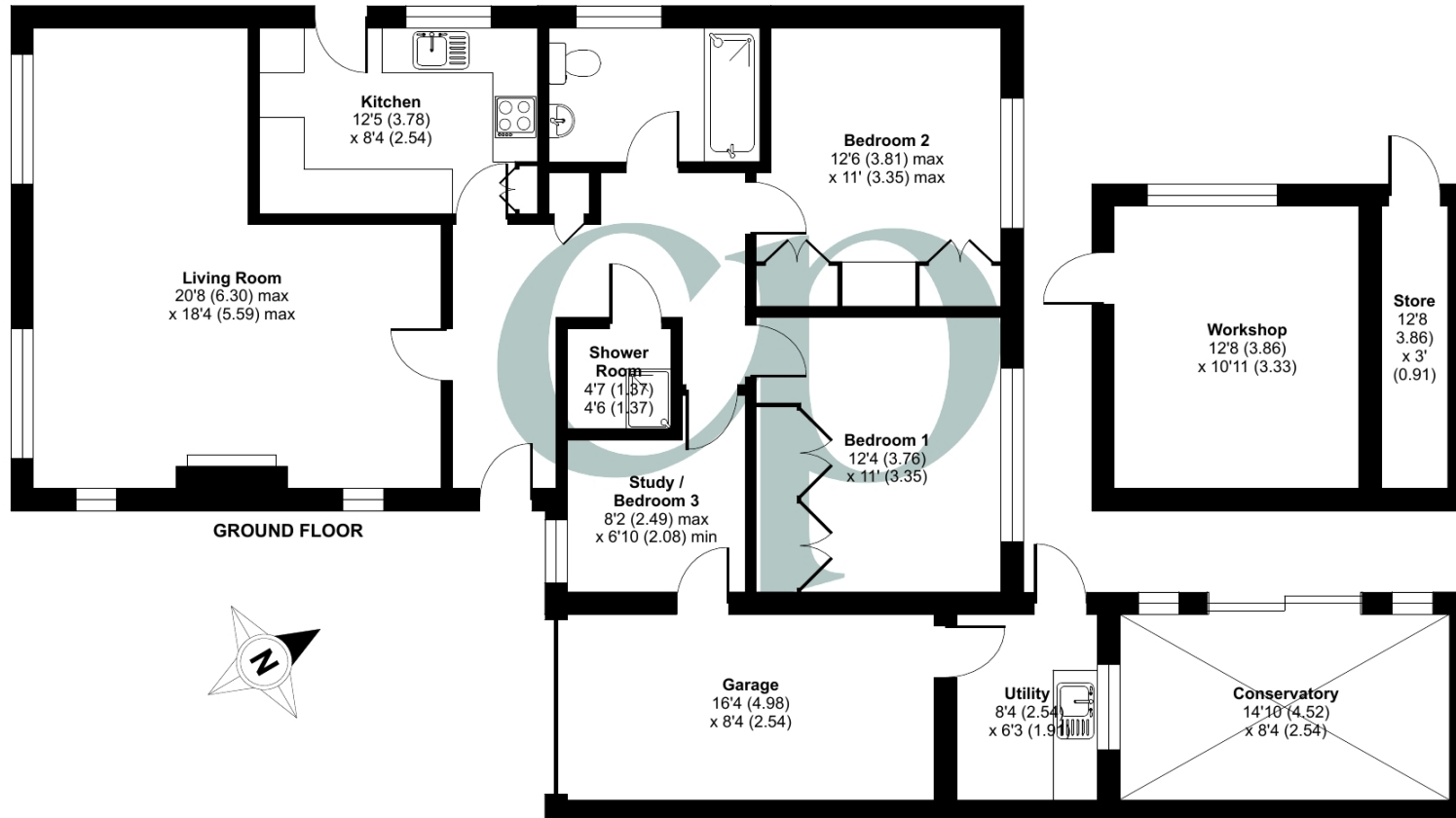
PRELIMINARY DETAILS - NOT YET APPROVED AND  
MAY BE SUBJECT TO CHANGES



Approximate Area = 1311 sq ft / 121.7 sq m  
 Outbuilding = 190 sq ft / 17.7 sq m  
 Total = 1501 sq ft / 139.4 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1102344

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Viewing by appointment only

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