



108, Fildyke Road

Meppershall,
Bedfordshire, SG17 5LU
£450,000

country
properties

Backing onto open farmland this well presented three bedroom semi detached home has a double carport and south westerly aspect rear garden, ideally located with countryside walks on your doorstep.

- Kitchen/diner with french doors opening onto the rear garden
- Main bedroom with en-suite shower room
- Carport providing covered off road parking for 2 cars
- Ground floor study - ideal for those working from home!
- South westerly aspect rear garden - perfect for those 'Alfresco' summer evenings
- Meppershall has its own bakery, public house, post office, general store, new community centre and lower school



GROUND FLOOR

Entrance Hall

Stairs rising to first floor with under stairs storage cupboard. Ceramic tiled flooring. Alarm control panel. Radiator. Doors into cloakroom, living room and kitchen/diner.

Cloakroom

Suite comprising low level wc and wash hand basin. Half tiled walls and ceramic tiled flooring. Radiator. Obscure double glazed leaded light window to front.

Living Room

13' 2" x 10' 0" (4.01m x 3.05m) Double glazed leaded light window to front. Radiator. Multi pane double doors opening into:

Kitchen/Dining Room

23' 8" x 8' 10" (max) (7.21m x 2.69m) A range of wall and base units with granite worksurfaces and tiled splashbacks. Inset sink with granite drainer and swan neck mixer tap over. Fitted electric oven and gas hob with stainless steel extractor hood over. Space for fridge/freezer. Integrated dishwasher and washing machine. Radiator. Ceramic tiled flooring. Double glazed leaded light window and french doors opening onto the rear garden. Door into:

Study

8' 3" x 5' 11" (2.51m x 1.80m) Double glazed leaded light window to side. Radiator.

FIRST FLOOR

Landing

Access to loft space. Skylight window. Radiator. Doors into all bedrooms and bathroom.



Bedroom 1

12' 9" (max) x 9' 9" (3.89m x 2.97m)

Double glazed leaded light window to rear, overlooking open farmland. Radiator. Fitted double wardrobe.

Door into:

En-Suite Shower Room

Suite comprising shower cubicle, low level wc and pedestal wash hand basin. Partially tiled walls and ceramic tiled flooring. Chrome heated towel rail. Extractor fan.

Bedroom 2

13' 6" (max) x 8' 10" (4.11m x 2.69m)

Double glazed leaded light window to rear, overlooking open farmland. Radiator. Fitted double wardrobe.

Bedroom 3

12' 2" x 5' 10" (3.71m x 1.78m) Double glazed leaded light window to front. Radiator.



Bathroom

Suite comprising panel enclosed bath with telephone style mixer/shower attachment, pedestal wash hand basin and low level wc. Partially tiled walls and ceramic tiled flooring. Chrome heated towel rail. Extractor fan. Cupboard housing wall mounted gas boiler with fitted shelving.

OUTSIDE

Front Garden

Laid mainly to lawn with paved footpath to front door. Service light. Potential to add additional parking – subject to any necessary consents. Driveway to side providing access to the carport.

Rear Garden

South westerly aspect rear garden laid mainly to lawn with paved patio area and well stocked flower/shrub borders. Cold water tap. Service light. Pathway with service door to carport. Gated access to the side.

Double Carport

17' 0" x 16' 0" (5.18m x 4.88m)
Providing covered parking for 2 cars. Power/light connected and service door to rear garden.

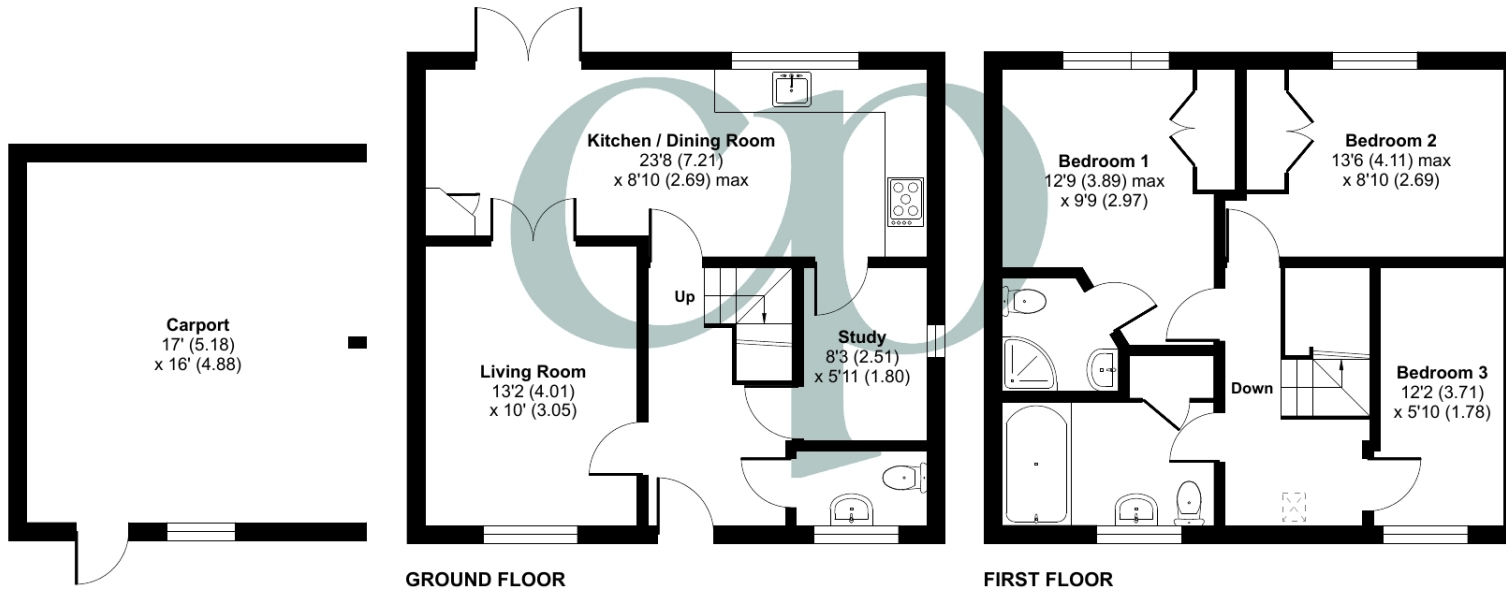
PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



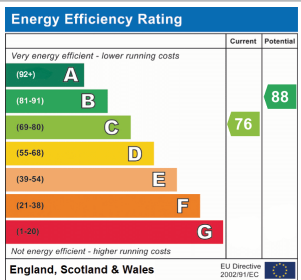


Approximate Area = 1018 sq ft / 94.5 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1116885



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG

T: 01462 811822 | E: shefford@country-properties.co.uk

www.country-properties.co.uk

country
properties