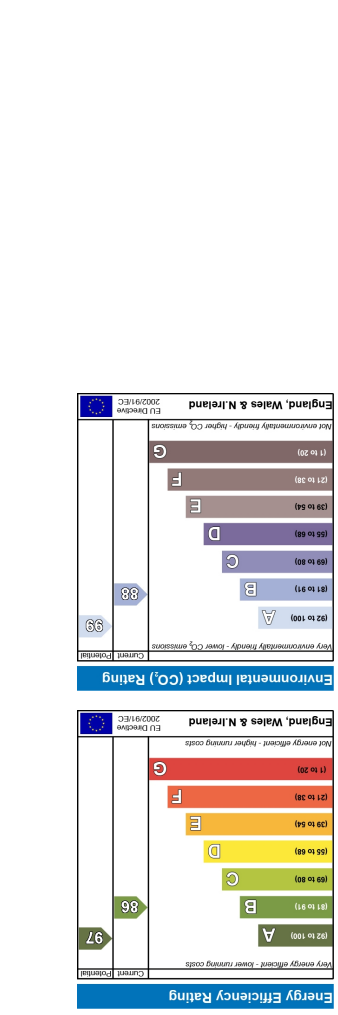

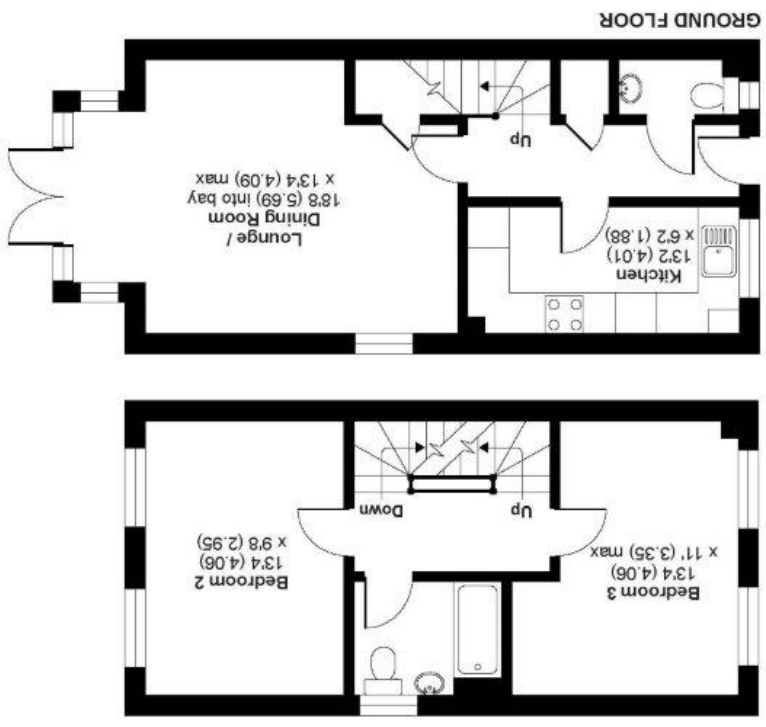

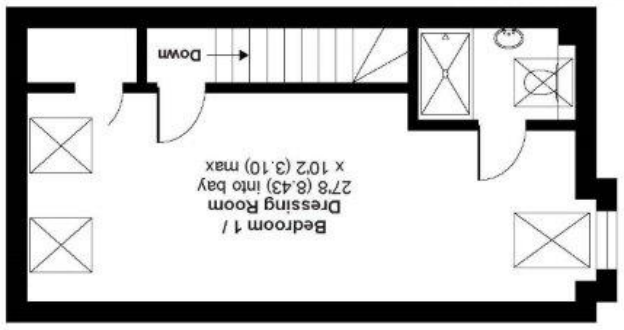

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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.

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www.country-properties.co.uk

Viewing by appointment only

COUNTRY PROPERTIES
PART OF HUNTERS

The Oughton

10, Scotgrange Meadow, Shefford, Bedfordshire, SG17 5PU
£375,000

COUNTRY PROPERTIES
PART OF HUNTERS

Plots 9 & 10 NOW £375,000, with plot 10 including flooring. Resolution Homes will cover the first 6 months of your mortgage interest payments (T&C's apply). This 3 double bedroom home arranged over three floors boasts a 27ft master bedroom with en suite and sunny south facing garden.

- Help to Buy and incentives available
- Three double bedrooms
- Stylish 'shaker' kitchen with Silestone solid quartz work surfaces and built-in Neff appliances
- Underfloor heating to ground floor accommodation
- Sunny south facing rear garden
- Allocated off road parking for two cars plus visitor parking
- Just a short stroll into Shefford town and well regarded local schools
- 10 Year builders guarantee underwritten by Premier

GROUND FLOOR

Entrance Hall

Enter via composite front door. LVT wood effect flooring. Radiator. Storage cupboard. Stairs rising to first floor accommodation. Doors into cloakroom and lounge.

Cloakroom

Suite comprising low level flush wc and wash hand basin. Under floor heating. UPVc double glazed window to front.

Kitchen

13' 2" x 6' 2" (4.01m x 1.88m) A range of wall and base units with 'Silestone' quartz work surface and upstands. Neff induction hob with extractor hood over and 'Silestone' quartz splashback. Neff single oven. Stainless steel sink with drainer and mixer tap over. Built in dishwasher and fridge/freezer. Space and plumbing for washing machine. Tiled floor with underfloor heating. UPVC double glazed window to front.

Lounge/ Dining Room

18' 8" x 13' 4" (5.69m x 4.06m) Double glazed walk in bay window and french doors opening onto rear garden. Underfloor heating. Under-stairs storage cupboard.

FIRST FLOOR

Landing

Doors into bedrooms 1, 2, and family bathroom. Airing cupboard. Stairs rising to second floor accommodation.

Bedroom 2

13' 4" x 9' 8" (4.06m x 2.95m) Two double glazed windows to rear. Radiator.

Bedroom 3

13' 4" x 11' 0" (4.06m x 3.35m) Two double glazed windows to front. Radiator.

Family Bathroom

Suite comprising of panel enclosed bath with telephone shower attachment, wash hand basin with vanity cupboard under and low level flush wc. Tiled flooring and splashbacks. Heated towel rail. Extractor fan.

SECOND FLOOR

Master Bedroom/Dressing Room

Dual aspect room with double glazed windows to front and rear. Radiator. Access to loft access. Door into: dressing room and further door into en suite shower room.

En Suite Shower Room

Suite comprising double shower cubicle, low level flush wc and wash hand basin. Tiled splash backs and flooring. Extractor fan. Heated towel rail.

OUTSIDE

Front Garden

Paved pathway to front door. Block paved to provide two allocated parking spaces, plus a number of visitor spaces are available.

Rear Garden

Laid mainly to lawn with paved patio area and central paved circular patio. Wood effect sleeper beds. Gated side access to front.

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