



# 1, Celtic Mead

Shefford,  
Bedfordshire, SG17 5GS  
Offers in excess of £475,000

country  
properties

A well-presented four double bedroom home, benefiting from a south-westerly facing rear garden on the highly sought-after Shefford Leys development in Shefford. The property is ideally located within a short stroll of Shefford's town centre, offering a range of local amenities, shops and cafes, as well as highly regarded schooling. For commuters, Arlesey is just a short drive away, providing fast and direct rail links into London.

- Well-presented four double bedroom family home
- South-westerly facing rear garden
- Excellent commuter links via Arlesey station with direct trains to London
- Close to highly regarded local schooling
- Short walk to Shefford town centre, local amenities and an abundance of countryside walks
- Single Garage
- Carport/driveway providing parking x 2 cars leading to single garage

## Ground Floor

### Entrance Hall

Double glazed window to front. Stairs rising to first floor accommodation. Tiled flooring. Doors into Cloakroom, Living room & Kitchen/Diner.

### Cloakroom

Suite comprising low level flush wc and wall mounted wash hand basin with tiled splashback. Extractor. Radiator. Tiled flooring. Door to understairs storage cupboard.

### Living Room

16' 8" x 11' 10" (5.08m x 3.61m) Feature fireplace with wooden surround & tiled hearth. Wood effect flooring. Radiator. Double glazed French doors opening onto rear garden.

### Kitchen/Dining Room

23' 8" x 8' 0" (7.21m x 2.44m) A range of wall & base units with complementary worksurfaces and splashbacks over. Eye level Neff electric oven. Inset electric hob with extractor hood over. Integrated fridge/freezer. Integrated dishwasher. Inset one and a half bowl sink with drainer unit and swan neck mixer tap over. Tiled flooring. Dual aspect with double glazed windows to front and rear. Radiator.

## First Floor

### Landing

Access to loft space (approx 50% boarded). Airing cupboard storage housing wall mounted gas boiler. Doors to all rooms.

### Bedroom 1

13' 6" x 10' 1" (4.11m x 3.07m) Double glazed window to front. Radiator. Two built in mirrored sliding door wardrobes. 2nd loft access. Door into:



## En-suite

Three piece suite comprising: double shower cubicle, low level WC and wall mounted wash hand basin. Partially tiled walls. Heated towel rail. Frosted double glazed window to rear.

## Bedroom 2

12' 9" x 9' 8" (3.89m x 2.95m) Double glazed window to front. Radiator. Triple mirrored sliding door wardrobe.

## Bedroom 3

11' 4" x 10' 10" (3.45m x 3.30m) Double glazed window to rear. Radiator.

## Bedroom 4

10' 9" x 8' 9" (3.28m x 2.67m) Double glazed window to rear. Radiator.

## Bathroom

Suite comprising panel enclosed bath with shower attachment, low level WC and wall mounted wash hand basin. Partially tiled walls and tiled flooring. Heated towel rail. Frosted double glazed window to front.

## Outside

### Front Garden

Paved pathway to front door with decorative shrub border. External light.

## Rear Garden

South westerly aspect rear garden laid to lawn with mature shrub borders. Fully roofed timber canopy with guttering providing an attractive covered seating area with electrics, heating and lighting. Raised sleeper beds with flowers & shrubs. Power points. Personal door leading to garage. Gated access to the side opening onto the driveway.

## Garage/Carport

19' 4" x 10' 3" (5.89m x 3.12m) Driveway leading to garage with electric door & power & light connected.

## Agents Note

The owner advises there is a Service Charge of approximately £500 per annum paid to Shefford Leys Management Company for the cutting of grass/hedging and maintenance of the nature reserve and all public open spaces.

We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: [enquiries@mortgagevision.co.uk](mailto:enquiries@mortgagevision.co.uk)

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



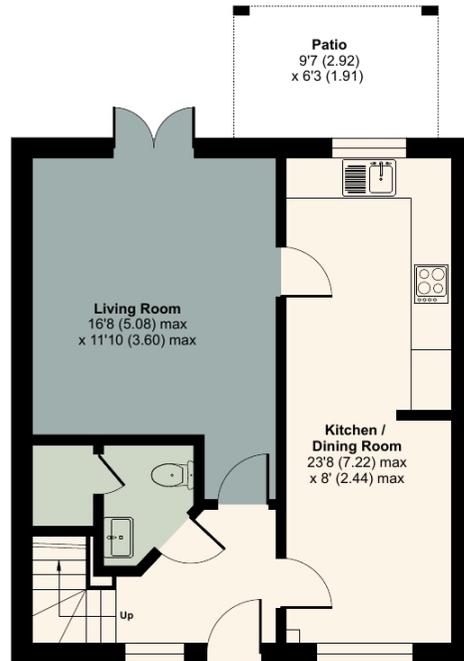


Approximate Area = 1198 sq ft / 111.2 sq m

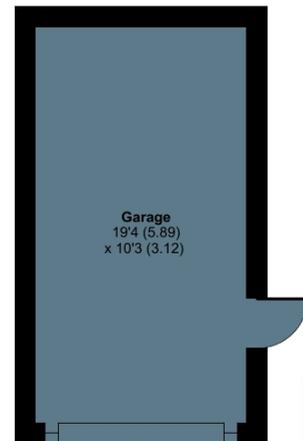
Garage = 198 sq ft / 18.3 sq m

Total = 1396 sq ft / 129.5 sq m

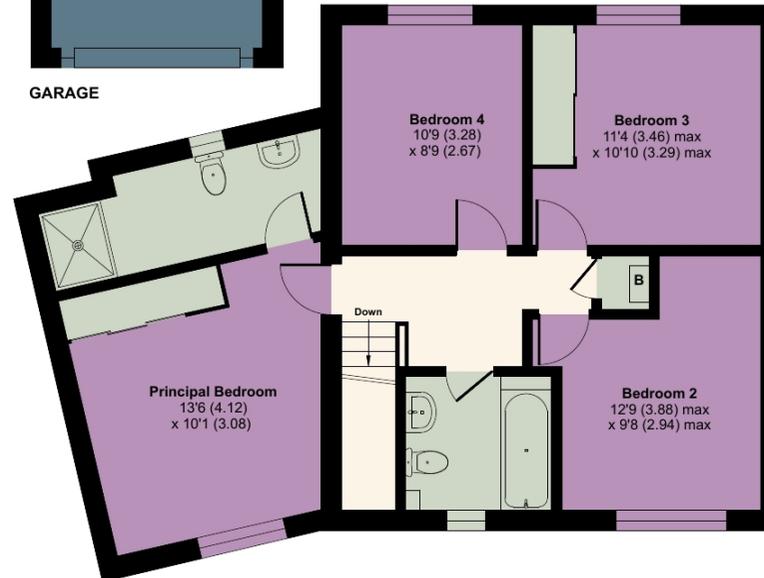
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GROUND FLOOR



GARAGE



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2026. Produced for Country Properties. REF: 1430781



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## 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](http://www.country-properties.co.uk)

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