



108, Fildyke Road

Meppershall, Shefford,
Bedfordshire, SG17 5LU

£465,000

country
properties

A well-presented three-bedroom semi-detached home located in a popular village setting. The property enjoys countryside walks close by, open countryside views to the rear, and a south-westerly facing garden, with a double garage positioned to the rear.

- Kitchen/diner with french doors opening onto the rear garden
- Recently upgraded windows and doors, enhancing comfort and efficiency
- South westerly aspect rear garden - perfect for those 'Alfresco' summer evenings
- Double Garage with Crocodile electric door
- Ground floor study - ideal for those working from home!
- Main bedroom with en-suite shower room
- 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 9' 11" (4.01m x 3.02m) Double glazed leaded light window to front. Radiator. Multi pane double doors opening into:

Kitchen/Dining Room

23' 11" x 8' 10" (7.29m 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

13' 4" x 9' 9" (4.06m 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' 7" x 8' 10" (4.14m 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 Garage

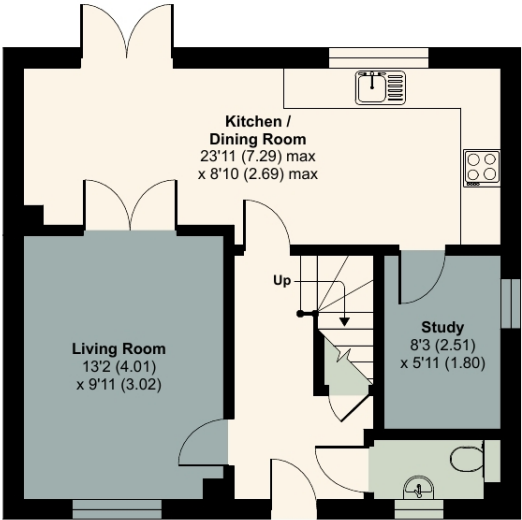
17' 0" x 16' 1" (5.18m x 4.90m)
'Crocodile' electric roller door.
Power/light connected and service door to rear garden.

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

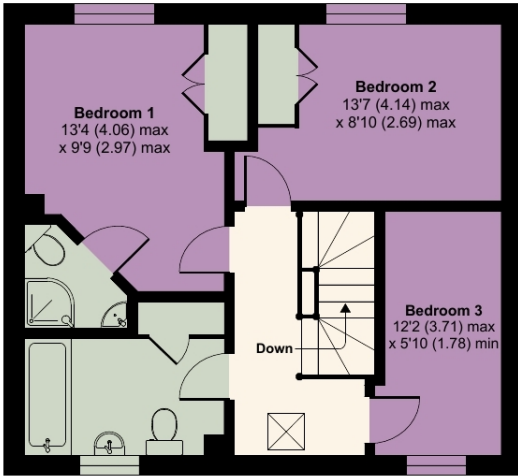




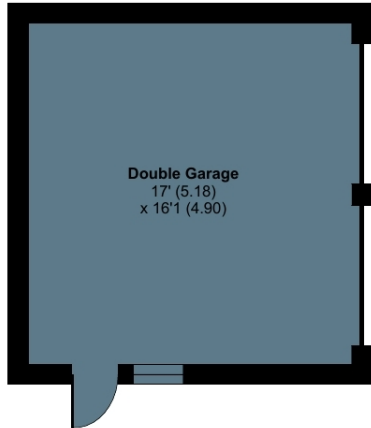
Approximate Area = 1024 sq ft / 95.1 sq m
Garage = 274 sq ft / 25.4 sq m
Total = 1298 sq ft / 120.5 sq m
For identification only - Not to scale



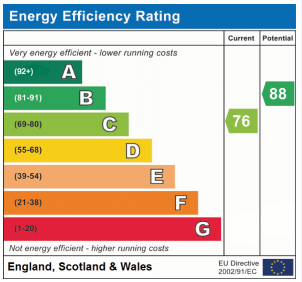
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Country Properties. REF: 1396793



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Viewing by appointment only

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