



Approximate Area = 811 sq ft / 75.3 sq m
Limited Use Area(s) = 21 sq ft / 2 sq m
Garage = 124 sq ft / 11.5 sq m
Total = 956 sq ft / 88.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024.
Produced for Country Properties. REF: 1108749

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

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

Make your mark on this 2 bedroom detached bungalow with a large rear garden and countryside views. The property offers potential to extend/adapt the current layout to create your dream home, subject to any necessary

- Offered with no upward chain
- Dual aspect living room
- Boarded attic room
- Garage with remote control roller door
- Countryside walks on your doorstep
- Meppershall has its own bakery, public house, post office, general store, new community centre and lower school

Consents Kitchen

10' 5" x 10' 0" (3.17m x 3.05m) A range of wall and base units with worksurfaces over. Inset stainless steel sink with drainer and tiled splashback. Space and plumbing for washing machine. Space for electric cooker and fridge/freezer. Radiator. Double glazed window to rear. Door to side with covered passage providing access to the front and rear.

Bedroom 1

12' 9" (into bay) x 11' 11" (3.89m x 3.63m) Double glazed bay window to front. Radiator.

Bedroom 2

12' 3" (max) x 9' 10" (3.73m x 3.00m) Double glazed window to front. Radiator. Built-in double wardrobe with hanging rail and overhead storage.

GROUND FLOOR

Entrance Hall

Access to boarded loft space. Radiator. Storage cupboard housing hot water cylinder with shelving.

Living Room

16' 3" x 10' 5" (4.95m x 3.17m) Dual aspect room with two double glazed windows to rear and further window to side. Radiator. Two wall lights.



Bathroom

Suite comprising panel enclosed bath with electric shower over, pedestal wash hand basin and low level wc. Partially tiled walls. Obscure double glazed window to side.

FIRST FLOOR

Attic Room

13' 4" (max) x 10' 1" (4.06m x 3.07m) Two fitted desk units with drawers. Velux window to rear. Power and light. Radiator. Door to boarded loft space with wall mounted gas boiler.

OUTSIDE

Front Garden

Enclosed with brick wall and laid mainly to lawn with footpath to front door. Driveway providing off road parking for 3 cars.

Rear Garden

Large rear garden laid mainly to lawn with paved patio area and flower/shrub borders. Cold water tap. Service lights. Timber shed with power/light, to remain. Further timber shed. Gated access to front.

Garage

Remote control roller door to front with personal door to rear garden.

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

