25, New Street

Shefford,
Bedfordshire, SG17 5BW
£325,000

COUNTRY PROPERTIES
PART OF HUNTERS

GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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www.country-properties.co.uk

COUNTRY PROPERTIES
PART OF HUNTERS

This three bedroom home is well presented throughout and is just a short stroll to well regarded schools and the town centre.

- Spacious 14ft kitchen/diner with integrated appliances
- Master bedroom with en-suite shower room
- Re-fitted bathroom with underfloor heating
- Single garage with eaves storage and power/light
- Paved driveway provides off road parking for 2 cars
- Useful ground floor cloakroom

Ground Floor

Entrance Hall

Stairs rising to first floor accommodation. Radiator. Karndean flooring. Doors into lounge and cloakroom.

Cloakroom

Suite comprising low level flush wc and wash hand basin. Radiator. Karndean flooring. Obscure double glazed window to front with fitted shutters.

Lounge

15' 2" x 11' 7" (4.62m x 3.53m) Double glazed window to front with fitted shutters. Radiator. Understairs storage cupboard. Multi pane double doors into:

Kitchen/Diner

14' 11" x 9' 0" (4.55m x 2.74m) A range of wall and base units with granite worksurfaces and glass splashbacks. Inset one & half bowl stainless steel sink with drainer and swan neck mixer tap over. Built-in eye level electric double oven and combination microwave with plate warmer. Integrated wine cooler. Five ring gas hob with stainless steel extractor hood over. Space for fridge/freezer. Space and plumbing for washing machine. Integrated dishwasher (installed December 2019). Karndean flooring. Two vertical radiators. Double glazed french doors opening onto rear garden.

First Floor

Landing

Storage cupboard. Access to partially boarded loft space with gas boiler and pressurised hot water cylinder. Obscure double glazed window to side. Doors into all rooms.

Master Bedroom

10' 2" x 9' 8" (3.10m x 2.95m) Max. Double glazed window to front. Radiator. Door into:

En-Suite Shower Room

Suite comprising shower cubicle, low level flush wc and wash hand basin with tiled splashbacks. Heated towel rail. Obscure double glazed window to front.

Bedroom 2

9' 2" x 8' 3" (2.79m x 2.51m) Double glazed window to rear. Radiator.

Bedroom 3

9' 3" x 6' 3" (2.82m x 1.91m) Double glazed window to rear. Radiator.

Family Bathroom

Suite comprising panel enclosed bath with 'Aqualisa' shower and glass side screen, wash hand basin and low level flush wc. Electric towel rail. Ceramic tiled floor with underfloor heating.

OUTSIDE

Front Garden

Slate chipping area to the front. Block paved driveway providing off road parking for two cars and access to garage. Gated access to rear garden.

Rear Garden

Laid mainly to lawn with paved patio area and shingled pathway leading to rear seating area. Personal door to garage. Fully enclosed with gated access to side.

Single Garage

Up & over door with power/light connected. Boarded loft space to roof void. Personal door to rear garden.

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