



12, Plough Lane

Shefford,
Bedfordshire, SG17 5GF
£600,000

country
properties

This beautifully presented four-bedroom detached home is located on the highly desirable St Francis Park development. Offering spacious and versatile accommodation throughout, the property features a generous 25ft kitchen/breakfast room, a separate study, and an additional family room—ideal for modern living. Perfectly positioned for convenient access to local amenities and well-regarded schools, this home is an excellent choice for families seeking comfort, space, and a sought-after location.

- Well presented – just move in !
- Property has been thoughtfully extended/adapted by the current owners
- Separate study – ideal for those working from home !
- Usefull cloakroom/utility room
- Garage part converted into games room and there is seperate gym
- Bedroom One with refitted en suite and built in wardrobes
- Landscaped rear garden – a great space for entertaining and alfresco dining
- Driveway providing ample off road parking

GROUND FLOOR

Entrance Hall

Stairs rising to first floor. Understairs storage cupboard with power & light. Radiator. Wood effect flooring. Doors into all rooms.

Cloakroom / Utility

Suite comprising low level WC with concealed cistern and pedestal wash hand basin. A range of fitted cupboards with wood effect worksurfaces over. Integrated washing machine. Radiator. Tiled Flooring. Obscure double glazed window to side.

Study

8' 5" x 6' 7" (2.57m x 2.01m) Double glazed window to front. Radiator.

Living Room

17' 5" x 11' 7" (5.31m x 3.53m) Double glazed bay window to front. Radiator. Wood effect flooring. Part glazed double doors opening into:

Kitchen / Dining Room

A range of wall & base units with wood effect worksurfaces and upstands. Inset 5 ring gas hob with glass splashback and stainless steel extractor hood over. Inset one & a half bowl stainless steel sink with drainer and swan neck mixer tap over. Fitted eye level electric double oven and grill. Integrated dishwasher and fridge/freezer. Wall cupboard housing gas boiler. Two radiators. Tiled flooring. Double glazed window and French doors with sidelights opening onto rear garden.

Family Room

11' 1" x 9' 10" (3.38m x 3.00m) Current owners use as a bar area. Radiator. Personal door into games room.



FIRST FLOOR

Landing

Access to loft space. Airing cupboard housing Megaflow hot water cylinder. Doors into all rooms.

Bedroom 1

16' 7" x 11' 7" (5.05m x 3.53m) Double glazed bay window to front. Fitted double wardrobe. Radiator. Door into:

En-suite Shower Room

Three piece suite comprising low level WC with concealed cistern, pedestal wash basin and double shower cubicle. Heated towel rail. Ceramic tiled flooring. Extractor.

Bedroom 2

12' 9" x 9' 3" (3.89m x 2.82m) Double glazed window to rear. Radiator.

Bedroom 3

10' 4" x 10' 0" (3.15m x 3.05m) Double glazed window to front. Radiator.

Bedroom 4

10' 7" x 8' 2" (3.23m x 2.49m) Double glazed window to rear. Radiator.

Family Bathroom

Three piece suite comprising pedestal hand wash basin, low level WC and panel enclosed bath with shower over and glass side screen. Heated towel rail. Extractor. Obscure double glazed window to side.

OUTSIDE

Front Garden

Laid mainly to lawn with central pathway to front door. Driveway providing side by side parking for 2 cars. External light. Gated access to rear garden.

Rear Garden

South easterly aspect rear garden with artificial lawn and paved patio area. Further patio area with flower / shrub borders. Personal door into Gym. Door into storage area. External light. Enclosed with timber fencing with gated access to front.

Store

10' 2" x 6' 11" (3.10m x 2.11m) Door to side leading to garden.

Gym

10' 11" x 9' 7" (3.33m x 2.92m) Window to side. Door leading to garden. Power & light.

Games Room

15' 0" x 9' 9" (4.57m x 2.97m) Garage conversion into Games Room. Personal door to rear garden.

AGENT NOTE:

The owners advise there is a service charge for the property payable to WL Estate Management of approx. £140.00 per annum (payable every 6 months) for the upkeep of the communal / play areas.

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

PRELIMINARY DETAILS - NOT YET APPROVED AND MAYBE SUBJECT TO CHANGES



Approximate Area = 1614 sq ft / 149.9 sq m

Outbuilding = 173 sq ft / 16 sq m

Total = 1787 sq ft / 166 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2025. Produced for Country Properties. REF: 1388667



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Viewing by appointment only

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