

18, Lovelace Meadow



Viewing by appointment only

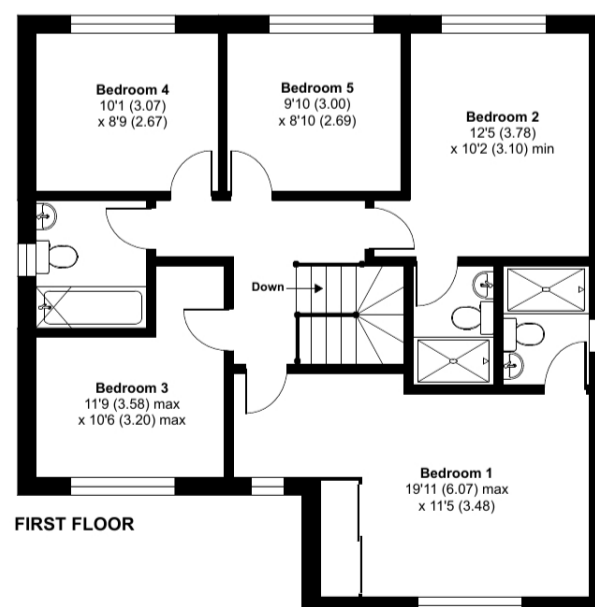
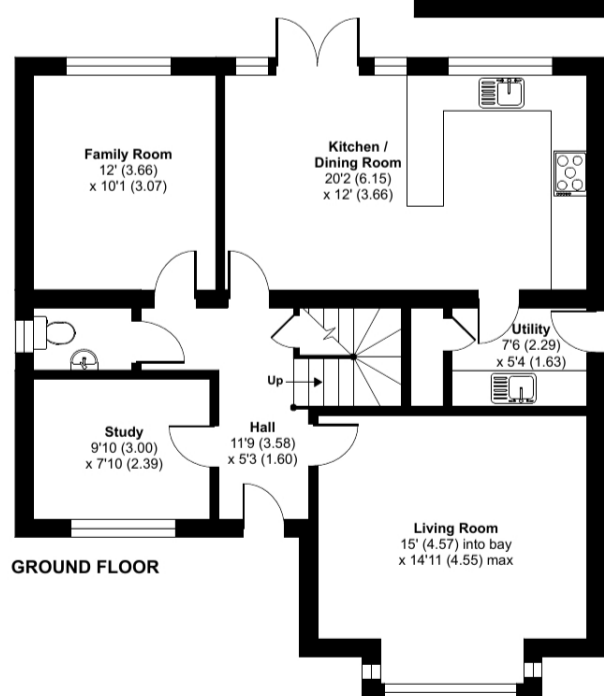
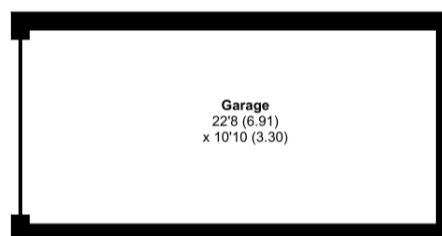
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This nearly new five bedroom detached 'Arundel' Bovis Home occupies a corner position on the popular Campton Fields development. The property offers a spacious family friendly layout with impressive proportions, including that all important study to enable you to work from home with ease - A true family home with great kerb appeal!

- Stylish & contemporary 20ft kitchen/diner with integrated appliances, breakfast bar and french doors opening onto rear garden
- Two reception rooms - living room and dining/family room
- Remaining builders NHBC guarantee
- Easy access to A1 and Hitchin is just 9 miles away with great rail links into the city
- Five bedrooms - two with en suite shower rooms
- Separate study - ideal for those working from home !
- A short stroll into Shefford town and its amenities and highly regarded schooling



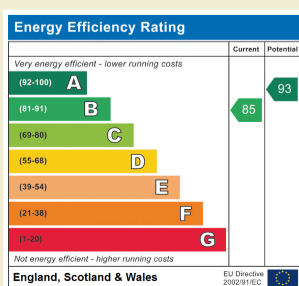
Floor Plans



Approximate Area = 1752 sq ft / 162.7 sq m
 Garage = 246 sq ft / 22.9 sq m
 Total = 1998 sq ft / 185.6 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 2023. Produced for Country Properties. REF: 1001374



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 valuation, contact the numbers listed on the brochure.

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation with under stairs storage cupboard. Tiled flooring. Radiator. Doors into all rooms.

Cloakroom

Suite comprising low level flush wc with concealed cistern and pedestal wash hand basin. Partially tiled walls and tiled flooring.

Extractor. Radiator. Obscure double glazed window to side.

Living Room

Double glazed box bay window to front with fitted shutters. Radiator.

Study

9' 10" x 7' 10" (3.00m x 2.39m) Double glazed window to front with fitted shutters. Radiator.

Kitchen/Dining Room

20' 2" x 12' 0" (6.15m x 3.66m) A range of 'Shaker' style wall and base units with complementary worksurfaces and

upstands. Inset one & half bowl sink with drainer and swan neck mixer tap over.

Fitted eye level double oven. Inset 5 ring gas hob with glass splashback and

stainless steel extractor hood over. Integrated dishwasher and fridge/freezer. Tiled flooring. Two radiators. Double

glazed window and french doors with sidelights, opening onto the rear garden.

Utility Room

7' 6" x 5' 4" (2.29m x 1.63m) Base units with complementary worksurfaces and upstands. Inset stainless steel sink with

drainer. Space and plumbing for washing machine and tumble dryer. Wall mounted gas boiler. Radiator. Double glazed door to

Family Room

12' 0" x 10' 1" (3.66m x 3.07m) Double glazed window to rear with fitted shutters. Radiator.

FIRST FLOOR

Landing

Access to partially boarded loft space with ladder & light. Doors into all rooms.



Bedroom 1

19' 11" (max) x 11' 5" (6.07m x 3.48m) Two double glazed window to front with fitted shutters. Radiator. Fitted wardrobes with sliding doors. Door into:

En-Suite Shower Room

Suite comprising shower double cubicle shower cubicle, low level flush wc with concealed cistern and wash hand basin. Extractor. Heated towel rail. Obscure double glazed window to side.

Bedroom 2

12' 5" x 10' 2" (min) (3.78m x 3.10m) Double glazed window to rear with fitted shutters. Radiator. Door into:

En-Suite

Suite comprising double shower cubicle shower cubicle, low level flush wc with concealed cistern and wash hand basin. Extractor. Heated towel rail.

Bedroom 3

11' 9" (max) x 10' 6" (max) (3.58m x 3.20m) Double glazed window to front with fitted shutters. Radiator.

Bedroom 4

10' 1" x 8' 9" (3.07m x 2.67m) Double glazed window to rear with fitted shutters. Radiator.



Bedroom 5

9' 10" x 8' 10" (3.00m x 2.69m) Double glazed window to rear with fitted shutters. Radiator.

Family Bathroom

Three piece suite comprising panel enclosed bath with shower over and glass side screen, low level flush wc with concealed cistern and wall mounted wash hand basin. Partially tiled walls and tiled flooring. Extractor. Obscure double glazed window to side.

OUTSIDE

Front Garden

Shingled garden enclosed with hedging and wrought iron fencing. Footpath to front door, leading to gated access to the rear garden. External light.

Rear Garden

South westerly aspect rear garden laid to lawn with large paved patio area. Cold water tap. Gated access to front.

Garage

Detached garage with up & over door. Driveway providing side by side parking for 2 cars.

AGENT NOTE:

We understand there is a service charge associated with this property, we advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

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

