



Bury Road

Shillington,
Bedfordshire, SG5 3NY
Offers in excess of £300,000

country
properties

This spacious two double bedroom character cottage with field views to the front is situated in the popular village of Shillington just a short drive to the vibrant market town of Hitchin with rail links into London.

- Open plan living room with separate dining area
- Living room with feature fireplace
- Outside store/utility room
- Driveway parking for several cars
- Courtyard and further good size rear garden
- Popular village of Shillington with two local pubs and post office/shop
- Ideal investment purchase with approximate rental income of £1,100 pcm

GROUND FLOOR

Entrance Porch

Double glazed windows to both sides with door into:

Living Room

12' 5" x 9' 9" (3.78m x 2.97m) Double glazed window to front. Wood effect flooring. Radiator. Feature fireplace with quarry tiled hearth. Open to:

Dining Area

12' 5" (max) x 11' 9" (3.78m x 3.58m) Stairs rising to first floor accommodation with under stairs storage cupboard. Wood flooring. Radiator. Double glazed window to rear. Open to:

Kitchen

6' 4" x 6' 2" (1.93m x 1.88m) A range of wall and base units with wood effect worksurfaces and brick effect tiled splashbacks. Inset ceramic sink with drainer and swan neck mixer tap over. Fitted oven and grill. Inset gas hob with extractor over. Vaulted ceiling. Ceramic tiled flooring. Double glazed window to side and double glazed door opening to rear garden. Open into:

Inner Lobby

Double glazed window to side. Tiled flooring. Storage pantry cupboard with shelving. Door to:



Bathroom

Suite comprising panel enclosed bath with mains shower and folding glass side screen, low level flush wc and pedestal wash hand basin. Wood effect flooring. Chrome heated towel rail. Obscure double glazed window to side.

FIRST FLOOR

Landing

Doors into both bedrooms.

Bedroom 1

12' 3" x 10' 2" (3.73m x 3.10m) Double glazed window to front. Radiator. Wood effect flooring.

Bedroom 2

11' 9" x 8' 9" (3.58m x 2.67m) Double glazed window to rear. Radiator. Wood effect flooring. Storage cupboard. Access to loft space.

OUTSIDE

Front Garden

Gravel driveway providing off road parking for at least 4 cars leading to front door. Pathway providing gated access to the rear garden.

Brick Outbuilding

9' 5" x 8' 11" (2.87m x 2.72m) Base unit with inset circular sink and swan neck mixer tap over. Wall units. Space for fridge/freezer. Vaulted ceiling with double glazed windows to front and rear.

Rear Garden

Courtyard garden with door to outbuilding/utility room. Paved patio area to pathway providing right of way access for neighbouring properties. Gated access to the front. Mature rear garden with steps up to a shingled area with paved pathway leading to the lawn with stepping stone pathway to summer house and storage shed.

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

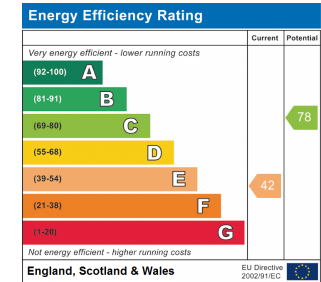
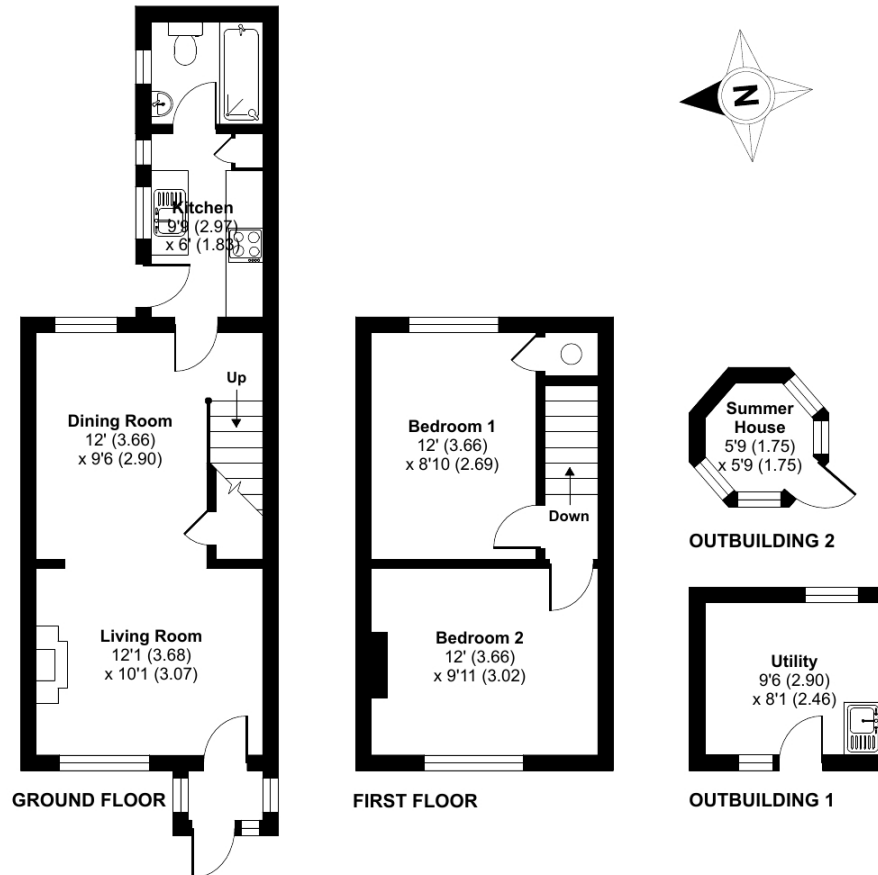


Approximate Area = 666 sq ft / 61.9 sq m

Outbuildings = 106 sq ft / 9.8 sq m

Total = 772 sq ft / 71.7 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: 1070934



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

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