



78, High Street

Meppershall, Shefford,
Bedfordshire, SG17 5LZ

O.I.E.O £600,000

country
properties

POTENTIAL, POTENTIAL, POTENTIAL.... Make your mark on this substantial 4 bedroom detached 1,540 sq ft bungalow with large outbuildings. **Generous plot with potential for future development (subject to approval consents) **

- ***Open House viewings by appointment only - Saturday 10th May***
- Potential to extend/adapt to layout - subject to any necessary consents
- Substantial south facing rear garden backing onto open fields
- Offered with no Upward Chain
- 36ft Garage and 28ft workshop with power and light
- Sought after village location



Entrance Hall

Door into Living room. Storage cupboard with hanging rail and shelving.

Kitchen

15' 11" x 10' 1" (4.85m x 3.07m) A range of wall and base units with roll edge worksurfaces over. Double glazed windows to front and side. Inset ceramic one and a half sink with drainer unit and swan neck mixer tap over. Space for gas Range cooker (to remain). Space and plumbing for dishwasher. Tiled splashbacks. Space for fridge freezer. Space for washing machine. Radiator. Ceramic tiled flooring. Door into Living room

Living/Dining Room

21' 11" x 5' 4" (6.68m x 1.63m) Dual aspect double glazed windows to front and side. Three radiators. Door to entrance hall, kitchen and inner lobby

Inner Lobby

Storage cupboard. Loft access. Doors to all bedrooms and bathroom.

Bedroom 1

13' 6" x 11' 11" (4.11m x 3.63m) Double glazed window to rear. Radiator. Door to Study/Dressing room

Study/Dressing Room

12' 1" x 12' 0" (3.68m x 3.66m) Double glazed window to rear. Two radiators. Door to front.

Bedroom 2

12' 6" x 11' 10" (3.81m x 3.61m) Double glazed window to rear. Radiator. Built-in wardrobe with hanging rail.

Bedroom 3

11' 11" x 11' 2" (3.63m x 3.40m) Double glazed window to side. Radiator. Built-in wardrobe with hanging rail.

Bedroom 4

13' 7" x 8' 1" (4.14m x 2.46m) Double glazed window to side. Radiator.



Bathroom

Four piece suite comprising panel enclosed bath, pedestal wash hand basin, double shower cubicle, low level wc. Airing cupboard housing hot water tank and shelving. Tiled splashbacks. Ceramic tiled flooring. Obscure double glazed window to side. Radiator.

Outside

Front Garden

Laid mainly to lawn with well stocked flower and shrub borders. Large paved driveway leading to additional parking and large double garage. Brick outbuilding housing wall mounted gas boiler with shelving. Outside wc with low level wc and wash hand basin.

Garage

36' 3" x 16' 0" (11.05m x 4.88m) Double garage fitted with power and light and remote controlled roller door. Window to side and door leading to rear garden.



Workshop

28' 1" x 12' 1" (8.56m x 3.68m)

Concrete workshop with windows to side.

Rear Garden

Laid mainly to lawn with well stocked flower and shrub borders. Greenhouse. Timber shed (to remain).

Summerhouse

9' 9" x 9' 8" (2.97m x 2.95m) Timber Summerhouse fitted with power and light.

Agents Note

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

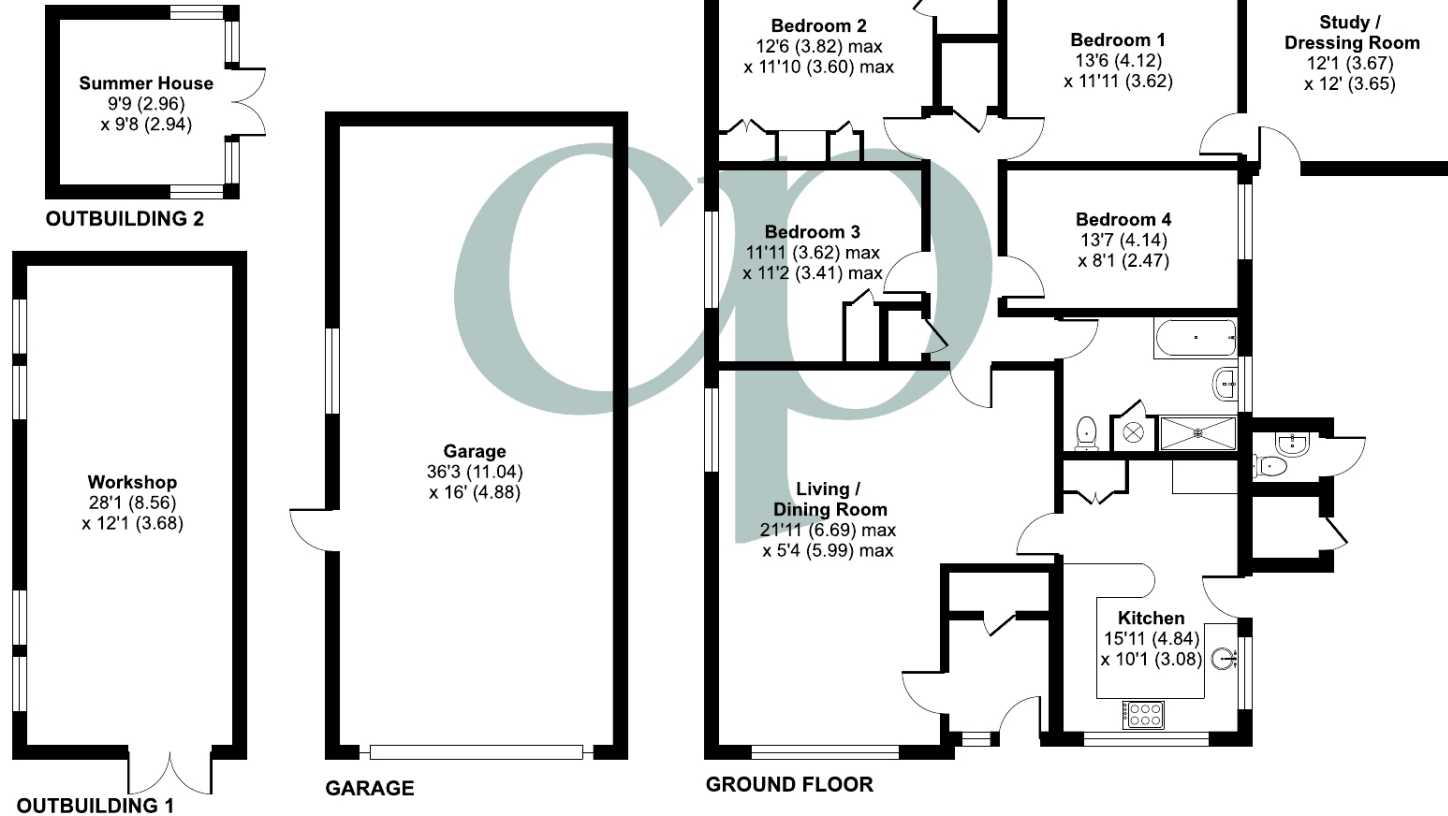






Approximate Area = 1540 sq ft / 143 sq m
Garage = 580 sq ft / 53.8 sq m
Outbuilding = 459 sq ft / 42.6 sq m
Total = 2579 sq ft / 239.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF:1280951

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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

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