



Lancaster Place, Shefford, Bedfordshire. SG17 5UF







## 3 Bedroom Semi-Detached House

### Guide Price £385,000 Freehold

Located within walking distance to the centre of Shefford, this three-bedroom semi-detached home is situated in a charming, peaceful cul-de-sac. A beautiful family home or a fantastic investment opportunity, this property comes to the market CHAIN FREE and features a wonderful south-facing garden, plenty of parking, and a garage.

- Three bedroom semi-detached
- CHAIN FREE
- Garage and driveway
- South facing rear garden
- Modernised and recently decorated throughout
- Popular estate for families
- Good local schools
- Great buy to let investment
- Conservatory to rear
- Fitted storage to all bedrooms
- Awaiting EPC. Council tax band D

## **Ground Floor:**

### **Living Room:**

Abt. 15' 6" x 14' 1" (4.72m x 4.29m) Laid to a lovely varnished wooden flooring, Bay window and stairs leading to first floor.

### **Kitchen/Breakfast Room:**

Abt. 8' 7" x 14' 1" (2.62m x 4.29m) Lino flooring, Fitted worktops with multiple integrated appliances. Stainless steel sink. Entrance into:

### **Conservatory:**

Abt. 13' 3" x 10' 8" (4.04m x 3.25m) Tiled flooring surrounded by UPVC windows built on a brick base. Electric heater. Double doors opening to garden.

## **First Floor:**

### **Principal Bedroom:**

Abt. 7' 8" x 12' 9" (2.34m x 3.89m) Carpeted flooring, Fitted cupboard storage, radiator, wallpaper feature wall. Fitted shutter blinds.

### **Bedroom Two:**

Abt. 7' 6" x 10' 8" (2.29m x 3.25m) Solid wooden flooring with cupboard fitted wardrobes. Fitted shutter blinds.

### **Bedroom Three:**

Abt. 9' 8" x 5' 5" (2.95m x 1.65m) Wooden flooring, shutter blinds, radiator.

### **Family Bathroom:**

Suite comprising fitted bath-tub, low level flush WC and sink wash basin.

## **Outside:**

### **Front Garden:**

Lawn area to front with a tarmac driveway to the side and front, access to the garage.

### **Rear Garden:**

Mainly laid to lawn with a decking area to the side with shed.

## **Additional Information:**

### **Agents Note:**

Draft details yet to be approved by the vendor and may be subject to change.





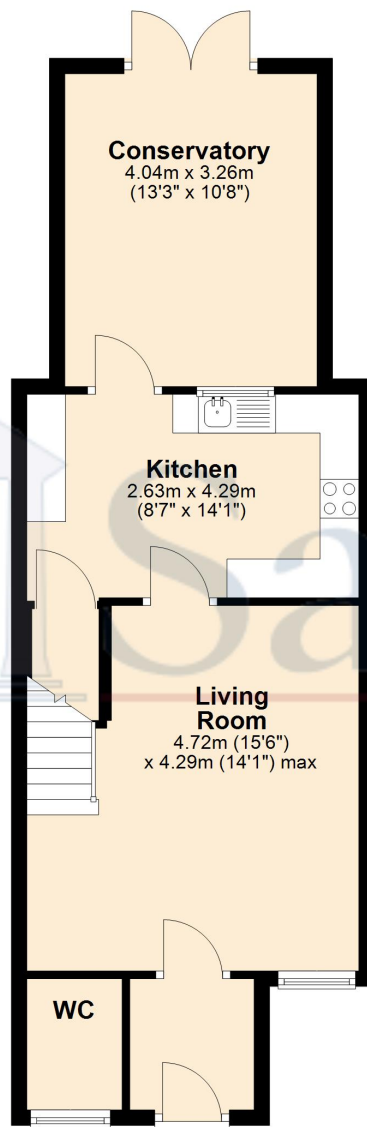


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

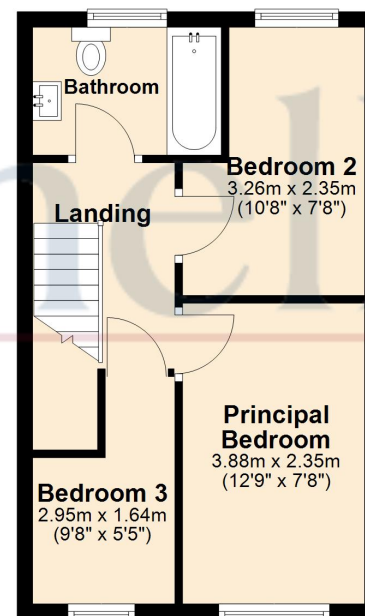




## Ground Floor



## First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.