



43, Eisenhower Road

Shefford,
Bedfordshire, SG17 5UP
Offers in Excess of: £350,000

country
properties

This well presented three bedroom detached home offers a sunny mature rear garden, garage and parking, situated within walking distance of town centre shops, amenities and highly regarded local schooling.

- Living room opening into separate dining area
- Main bedroom with en-suite shower room
- Garage and driveway parking
- South westerly aspect rear garden
- Lovely countryside walks close by
- Short walk to well regarded local schooling

GROUND FLOOR

Entrance Porch

Obscure double glazed window to front. Wood effect flooring. Radiator. Door into:

Living Room

13' 4" (max) x 11' 0" (mn) (4.06m x 3.35m)
Double glazed window to front. Feature fireplace with timber surround and marble hearth. Stairs rising to first floor with understairs storage cupboard. Archway to:

Dining Room

9' 2" x 7' 8" (2.79m x 2.31m) Double glazed french doors opening onto the rear garden. Radiator.

Kitchen

11' 8" x 9' 3" (3.56m x 2.82m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset one & half bowl sink with drainer and mixer tap over. Fitted electric oven and gas hob with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Wall mounted gas boiler. Radiator. Double glazed window to rear. Door to side providing access to the rear garden.



FIRST FLOOR

Landing

Access to loft space. Obscure double glazed window on half landing. Radiator. Airing cupboard housing hot water cylinder and shelving. Storage cupboard. Doors to all bedrooms and bathroom.

Bedroom 1

12' 8" (max) x 9' 4" (max) (3.86m x 2.84m) Double glazed window to rear. Radiator. Door to:

En-Suite Shower Room

Suite comprising shower cubicle, wash hand basin with cupboard under and low level flush wc. Partially tiled walls. Extractor. Obscure double glazed window to side.

Bedroom 2

10' 9" (max) x 10' 5" (max) (3.28m x 3.17m) Double glazed window to front. Radiator.

Bedroom 3

9' 1" x 7' 5" (2.77m x 2.24m) Double glazed window to front. Radiator.

Bathroom

Suite comprising panel enclosed bath, low level flush wc and vanity wash hand basin inset to worksurface with fitted cupboards and shelving. Partially tiled walls and laminate flooring. Extractor. Radiator. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Laid mainly to lawn with flower/shrub borders. Gated access to rear garden. Driveway providing off road parking for one car and access to garage.

Rear Garden

South westerly aspect rear garden laid mainly to lawn with paved patio area and mature well stocked flower/shrub borders. Cold water tap. Gated access to front.

Garage

Up & over door to front.

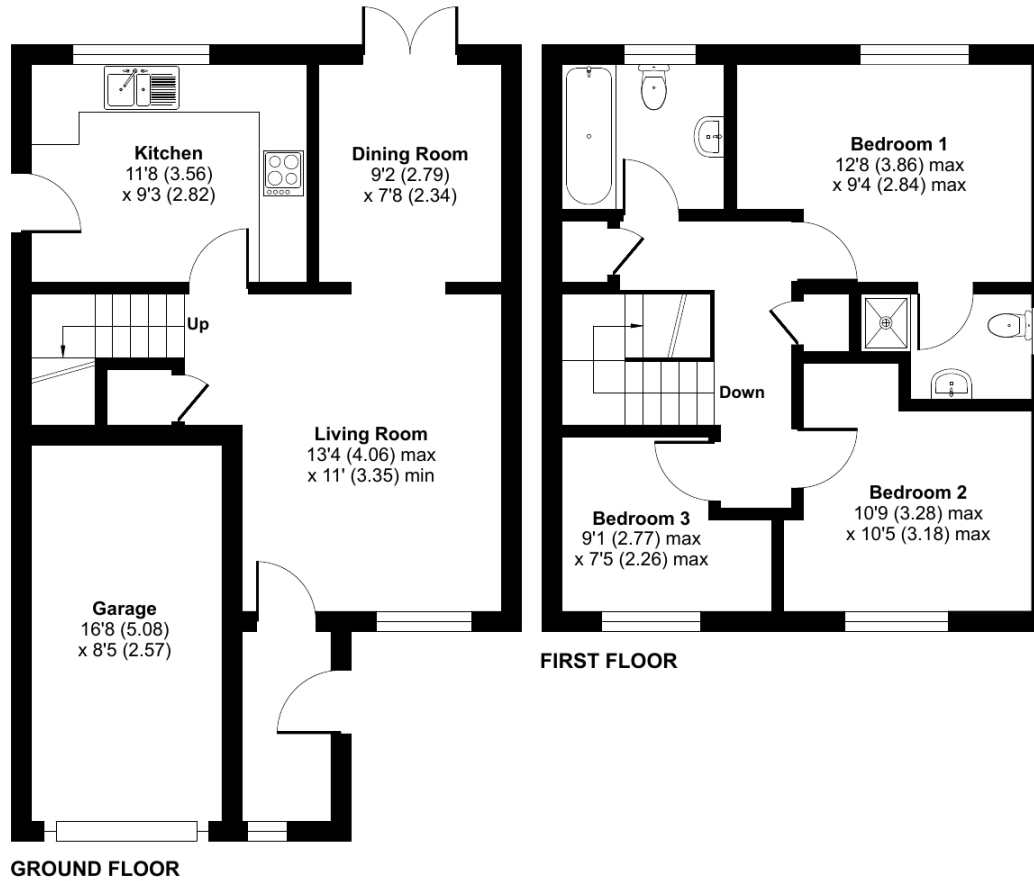
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





Approximate Area = 872 sq ft / 81 sq m
 Garage = 127 sq ft / 11.8 sq m
 Total = 999 sq ft / 92.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		86
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 980110



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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