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1, School Lane  
Shefford,  
Bedfordshire, SG17 5XA  
£530,000

Viewing by appointment only

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A beautifully presented 'Potton Timber' detached 3 bedroom home with a separate study and features including exposed beams, inglenook fireplace and latched doors. Ideally located in a sought after location with countryside walks on your doorstep yet only a short walk to town centre shops and amenities.

- Beautifully presented throughout - just move in!
- Living room with feature Inglenook fireplace
- Master bedroom with walk in wardrobe & en-suite shower room
- Ground floor study - perfect for those working from home
- Useful 10ft conservatory with doors onto garden
- A short stroll into Shefford town and its amenities and highly regarded schooling

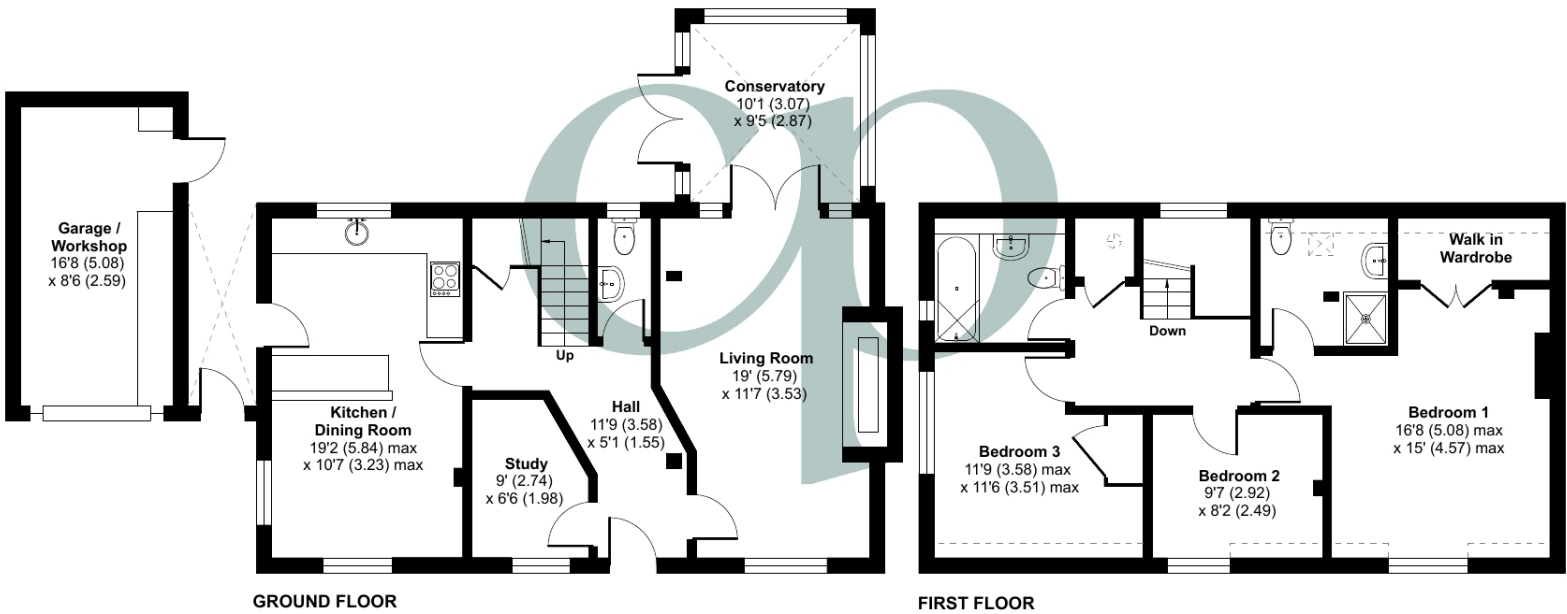


# Floor Plans

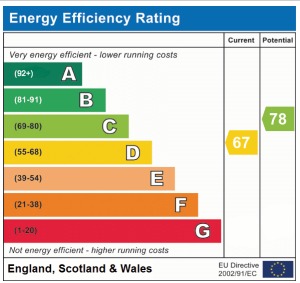


Denotes restricted head height

Approximate Area = 1360 sq ft / 126.3 sq m  
Limited Use Area(s) = 35 sq ft / 3.2 sq m  
Garage = 142 sq ft / 13.2 sq m  
Total = 1537 sq ft / 142.8 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). © nitchecom 2024. Produced for Country Properties. REF: 1147067



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 with under

stairs storage cupboard. Wood effect

flooring. Radiator. Latched doors to

clockroom, study, living room and

kitchen.

Suite comprising low level wc and

vanity wash hand basin. Radiator.

Obscure double glazed window to rear.

Living Room

11' 7" x 19' 0" (3.53m x 5.79m) Feature

brick inglenook fireplace with wood

mantle and coal effect gas fire inset.

Radiator. Dual aspect with double

glazed window to front and french

doors opening into the conservatory.

Conservatory

9' 9" x 10' 1" (2.97m x 3.07m) Double

glazed construction on brick base with

windows and french doors opening

onto the rear garden. Wall mounted

electric heater. Ceramic tiled flooring.

Study

6' 6" x 9' 0" (1.98m x 2.74m) Double

glazed window to front. Radiator.

FIRST FLOOR

Kitchen

10' 7" x 19' 2" (3.23m x 5.84m) A range of

wall and base units with Corian

worksurfaces and tiled splashbacks.

Inset Corian sink with drainer and

mixer tap over. Full height larder

cupboard. Inset Neff induction hob

with concealed extractor hood over.

Space and plumbing for dishwasher.

Integrated Neff fridge, including ice

box. Fitted Neff eye level oven with

separate warming drawer. Integrated

Neff microwave. Cupboard housing

wall mounted gas boiler. Tiled flooring.

Radiator. Double glazed window to

rear. Open into:

Dining Room

Dual aspect with double glazed

windows to front and side. Opening

into kitchen:

Landing

Airing cupboard housing hot water

cylinder. Access to partially boarded

loft space with ladder & light. Obscure

double glazed window to rear. Latched

doors to all bedrooms and bathroom.





Bedroom 1

15' 0" x 16' 8" (4.57m x 5.08m) Large walk-in wardrobe with hanging rails and storage shelving. Radiator. Double glazed dormer window to front. Door into:

En-Suite Shower Room

Suite comprising shower cubicle with Mira shower, low level wc with concealed cistern and countertop wash hand basin with vanity cupboard under. Partially tiled walls and tiled flooring. Mirror with light. Radiator. Double glazed velux window to rear.

Bedroom 2

8' 2" x 9' 7" (2.49m x 2.92m) Built-in wardrobe with hanging rail and storage shelf. Radiator. Double glazed window to side.

Bedroom 3

11' 6" x 11' 9" (3.51m x 3.58m) Double glazed dormer window to front. Radiator.



Bathroom

Suite comprising panel enclosed bath with shower over and glass side screen, low level wc with concealed cistern and countertop wash hand basin with vanity unit under. Partially tiled walls and wood effect flooring. Extractor fan. Chrome heated towel rail. Obscure double glazed window to side with fitted shutters.

OUTSIDE

Front Garden

Laid to lawn with flower/shrub borders and block paved pathway to front door.

Rear Garden

South easterly aspect rear garden laid mainly to lawn with patio area and mature flower, tree and shrub borders. Additional block paved area with garden shed and greenhouse. Cold water tap. External light.

Detached Garage

8' 6" x 16' 8" (2.59m x 5.08m) Partially used as a workshop – could easily be reinstated to a garage. Up & over door to front with personal door and window to side. Access to partially boarded roof storage space. Power and light connected. Block paved driveway to front providing off road parking for two cars. Covered walkway with gated access to rear garden.

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

