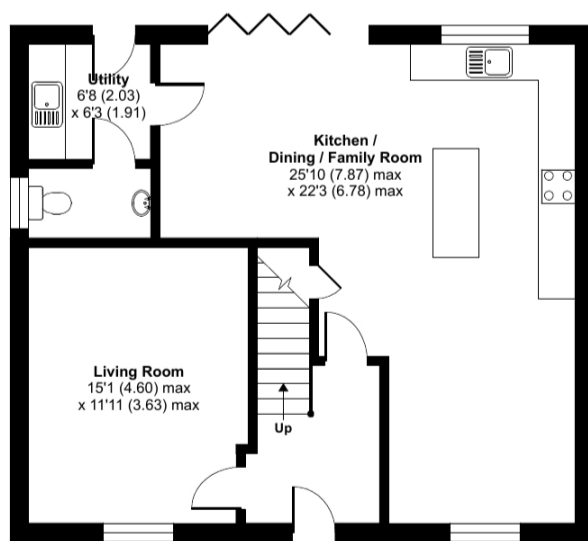
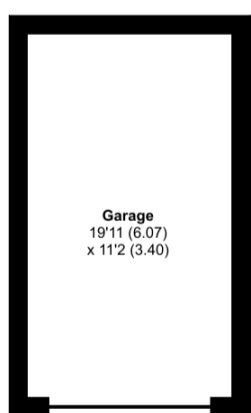
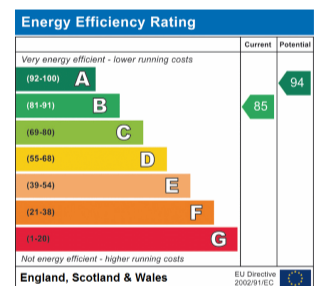
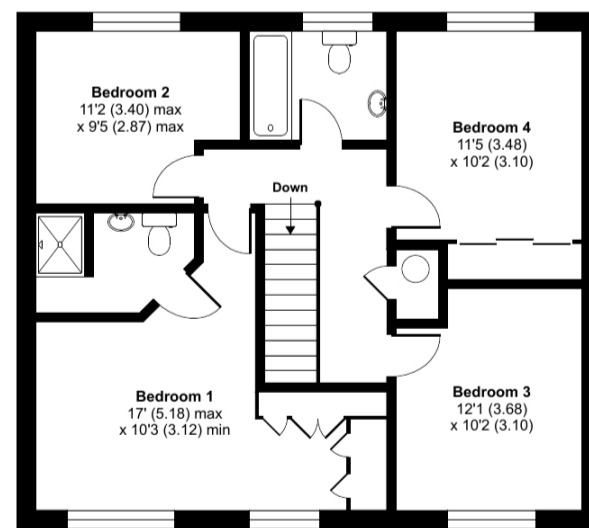




Approximate Area = 1570 sq ft / 145.8 sq m  
Garage = 223 sq ft / 20.7 sq m  
Total = 1793 sq ft / 166.5 sq m  
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 998636



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.

Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG  
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www.country-properties.co.uk



This impressive nearly new 4 double bedroom detached home built by Redrow Homes has a sunny south facing rear garden and offers over 1,500sq feet of spacious accommodation. Situated in a small cul de sac of similar homes on the popular 'Lucas Gardens' in Shefford.

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation. LVT wood effect flooring. Doors into living room and kitchen/diner/family room.

### Living Room

15' 1" (max) x 11' 11" (max) (4.60m x 3.63m)  
Double glazed window to front. Radiator.

### Kitchen/Dining/Family Room

25' 10" (max) x 22' 3" (max) (7.87m x 6.78m)  
Overall Measurement.

### Family Room

Double glazed window to front. Radiator. LVT wood effect flooring. Opening to:

### Kitchen/Dining Area

A range of shaker style wall and base units including larder cupboard with Silestone worksurfaces and upstands. Island unit with power/USB point, fitted cupboards and breakfast bar. Inset one & half bowl sink with drainer and mixer tap over. Integrated dishwasher. Inset induction hob with splashback and stainless steel extractor hood over. Fitted eye level oven and grill. Integrated fridge/freezer. Double glazed window and bi-folding doors opening onto the rear garden. Radiator. Understairs storage cupboard. LVT wood effect flooring. Door into:

### Utility Room

6' 8" x 6' 3" (2.03m x 1.91m) Wall and base cupboards with Silestone worksurface and inset sink and drainer unit. Plumbing for washing machine. Space for tumble dryer. Wall mounted gas boiler enclosed in cupboard. LVT wood effect flooring. Part glazed door to rear garden. Door into:

### Cloakroom

Suite comprising low level wc and wash hand basin. Radiator. Extractor. Obscure double glazed window to side.



## FIRST FLOOR

### Landing

Access to partially boarded loft space with ladder. Airing cupboard housing hot water cylinder. Doors into all rooms.

### Bedroom 1

17' 0" (max) x 10' 3" (min) (5.18m x 3.12m) Two double glazed windows to front. Radiator. Dressing area with a range of fitted wardrobes. Door into:

### En-Suite Shower Room

Suite comprising double shower enclosure with rainfall shower plus additional wall mounted shower, low level wc and vanity wash hand basin with cupboard under. Heated towel rail. Extractor. Fully tiled walls and tiled flooring.

### Bedroom 2

11' 2" (max) x 9' 5" (max) (3.40m x 2.87m)  
Double glazed window to rear. Radiator.

### Bedroom 3

12' 1" x 10' 2" (3.68m x 3.10m) Double glazed window to front. Radiator.

### Bedroom 4

11' 5" x 10' 2" (3.48m x 3.10m) Double glazed window to rear. Radiator.

### Family Bathroom

Three piece suite comprising panel enclosed bath, low level wc and vanity wash hand basin with cupboard under. Heated towel rail. Extractor. Shaver point. Partially tiled walls and tiled flooring. Obscure double glazed window to rear.

## OUTSIDE

### Front Garden

Laid to lawn with footpath to front door. External light. Block paved driveway to side providing off road parking for 2 cars and access to garage. Visitor parking to front with shrub borders.

### Rear Garden

Laid to lawn with large porcelain paved patio area. Cabling for outdoor speakers and water feature. Cold water tap. Outside lighting. Gated access to the driveway.

### Garage

Up & over door to front. Floodlight.

### AGENT NOTE:

We understand there will be a service charge set up once the site is incomplete and Redrow Homes hand it over. 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

