



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(88+)	A		88
(81-87)	B		
(69-80)	C	79	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1295626

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

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properties

Set in a highly regarded small development of just 12 homes. In the sought after village of Shillington – This individual 3 bedroom home with double width garage is presented in superb condition and is one to see.

- Fantastic Presentation Throughout – Just Move In!
- All ground floor with under floor heating
- Bedroom 1 with en suite and built in wardrobes
- 18 ft stylish fully integrated kitchen with feature vaulted ceiling and doors onto rear garden
- South facing landscaped garden with patio area with remote controlled canopy
- 19ft double width garage with power and light and remote up and over doors
- Just a shot walk to both village pubs and beautiful countryside walks within approx.100 yards

Ground Floor

Entrance Hall

Stairs raising to first floor. Multi pane double glazed window to side. Polished porcelain tiled flooring with underfloor heating. Under stairs storage cupboard. Alarm control panel. Double glazed double doors into Living room and door to cloakroom.

Cloakroom

Low level WC, pedestal wash hand basin. Tiled splashbacks. Obscure double glazed window to rear. Polished porcelain tiled flooring. Underfloor heating.

Living Room

23' 7" x 12' 6" (7.19m x 3.81m) Two double glazed windows to front. Double glazed double doors onto rear garden with side lights. Oakwood flooring with underfloor heating. Inset wood burning stove with granite hearth.

Kitchen/Dining/Family Room

18' 1" x 11' 7" (5.51m x 3.53m) A range of wall and base units with roll edge worksurfaces over and upstands. Inset one and a half stainless steel sink with swan neck mixer tap over. Built-in electric oven and grill and microwave. Gas hob with glass splashback and stainless steel extractor hood over. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine and integrated tumble dryer. Polished Porcelain tiled flooring with underfloor heating. Two double glazed windows to front. Vaulted ceiling with Velux window to rear. Double glazed double doors to rear garden with side lights.



First Floor

Landing

Loft access. Double glazed window to side. Airing cupboard housing hot water tank and shelving. Doors into all rooms.

Bedroom 1

13' 1" x 9' 5" (3.99m x 2.87m) Double glazed window to front. Radiator. Built-in wardrobes with mirrored sliding doors. Door into En-suite

En-suite

Double shower cubicle. Vanity wash hand basin, WC. Tiled splashbacks. Chrome heated towel rail. Extractor fan. Wood effect flooring. Obscure double glazed window to front.

Bedroom 2

12' 4" x 9' 8" (3.76m x 2.95m) Multi pane double glazed window to rear. Radiator. Fitted wardrobe.

Bedroom 3

9' 9" x 7' 4" (2.97m x 2.24m) Multi pane double glazed window to rear. Radiator.

Bathroom

Suite comprising panel enclosed 'P' shaped bath with curved glass side screen and main shower over. Low level WC, pedestal wash hand basin. Tiled splashbacks, shaver point, extractor fan. Wood effect flooring.

Outside

Front Garden

Mainly laid to lawn with slate shingle borders and mature shrubs.

Rear Garden

South west facing with a large paved patio area with remote controlled retractable canopy over. Laid to lawn with a variety of well stocked flower and shrub borders. Stepping stone pathway to timber Summerhouse (to remain). Water tap. Service door into double garage and gated access to rear.

Store

10' 1" x 8' 3" (3.07m x 2.51m) Brick built storage area with light.

Double Garage

19' 9" x 17' 10" (6.02m x 5.44m) 1x remote control and 1x manual up and over doors. Fitted with power and light. Paved parking in front of garage for 1 car.

Agents Note

The vendor informs us that there is a Service charge @ £217.78 paid every 6 months We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

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

