



22, Lucas Way

Shefford,
Bedfordshire, SG17 5DT
£375,000

COUNTRY PROPERTIES

PART OF HUNTERS



A well presented three bedroom home with potential to extend or adapt the current layout offering a generous landscaped rear garden and 13ft outbuilding. The property has a large driveway with double gates and is offered with no upward chain.

- Potential to extend the kitchen into the internal storage room
- 17ft Lounge with multi-fuel stove with granite hearth
- RE-FITTED BATHROOM
- Countryside walks on your doorstep
- Large driveway with double gates provides ample off road parking
- Stunning landscaped rear garden full of mature trees and shrubs

Ground Floor

Entrance Hall

Stairs rising to first floor accommodation. Doors into kitchen and lounge.

Lounge/Dining Room

10' 11" x 17' 11" (3.33m x 5.46m)
Double glazed windows to front and rear aspects. Inset multi-fuel Dovre stove with granite hearth. Two radiators.

Kitchen

8' 0" x 12' 5" (2.44m x 3.78m) Fitted with a range of eye and base level units with rolled edge worksurfaces over. Inset stainless steel sink and drainer unit with mixer taps over. Tiled splashbacks. Space for range cooker. Space and plumbing for washing machine. Space for fridge/freezer. Double glazed window to front aspect. Door to pantry cupboard with window to side and shelving. Under stairs storage cupboard. Door to side passage leads to both front and rear gardens. Radiator.

First Floor

Landing

Double glazed window to rear aspect. Doors to all rooms. Radiator.



Bedroom 1

11' 8" x 12' 2" (3.56m x 3.71m) Double glazed window to front aspect. Built in storage cupboard. Radiator.

Bedroom 2

10' 11" x 12' 3" (3.33m x 3.73m) Double glazed window to front aspect. Hatch to loft space. Airing cupboard housing wall mounted boiler and storage. Radiator.

Bedroom 3

8' 0" x 8' 9" (2.44m x 2.67m) Double glazed window to rear aspect. Radiator.

Bathroom

Re-ftted with a p-shaped bath with electric shower over and curved glass side screen. Roper Rhodes vanity wash hand basin. Low level WC. Tiled splashbacks. Obscure double glazed window to rear aspect. Heated towel rail.

Outside

Front Garden

Enter via 5-bar gate. Laid to shingle to provide ample off road parking. Well stocked, raised tree and shrub borders enclosed by oak sleepers. Timber gate leads to timber outbuilding. Security light. Water tap.

Rear Garden

Paved patio area enclosed by dwarf brick wall with shingle to either side. Laid mainly to lawn with mature trees and shrub borders. Access to front via covered side passage. Internal storage area accessed from the rear garden (could be converted into kitchen). Door to timber outbuilding.

Timber Outbuilding

13' 7" x 11' 8" (4.14m x 3.56m) Double doors to front. Window to rear aspect. Power and light on independent consumer unit. Side door onto rear garden.

PRELIMINARY DETAILS, NOT YET APPROVED BY VENDOR AND MAY BE SUBJECT TO CHANGE.

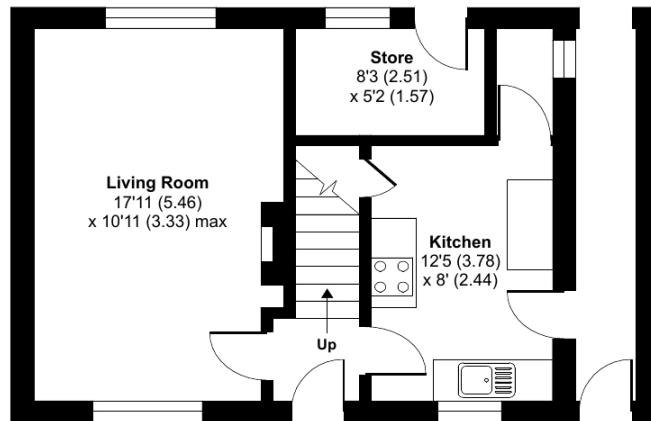
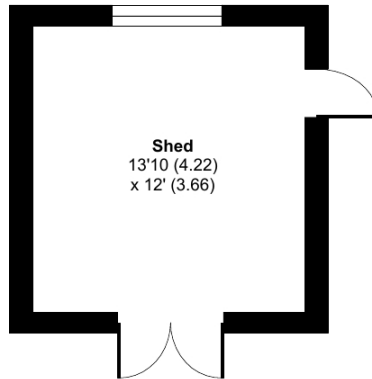


Approximate Area = 888 sq ft / 82.5 sq m

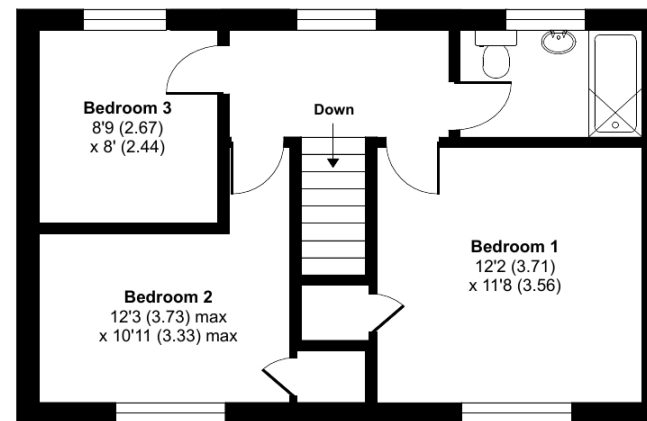
Outbuilding = 166 sq ft / 15.4 sq m

Total = 1054 sq ft / 97.9 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 2022. Produced for Country Properties. REF: 880959



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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