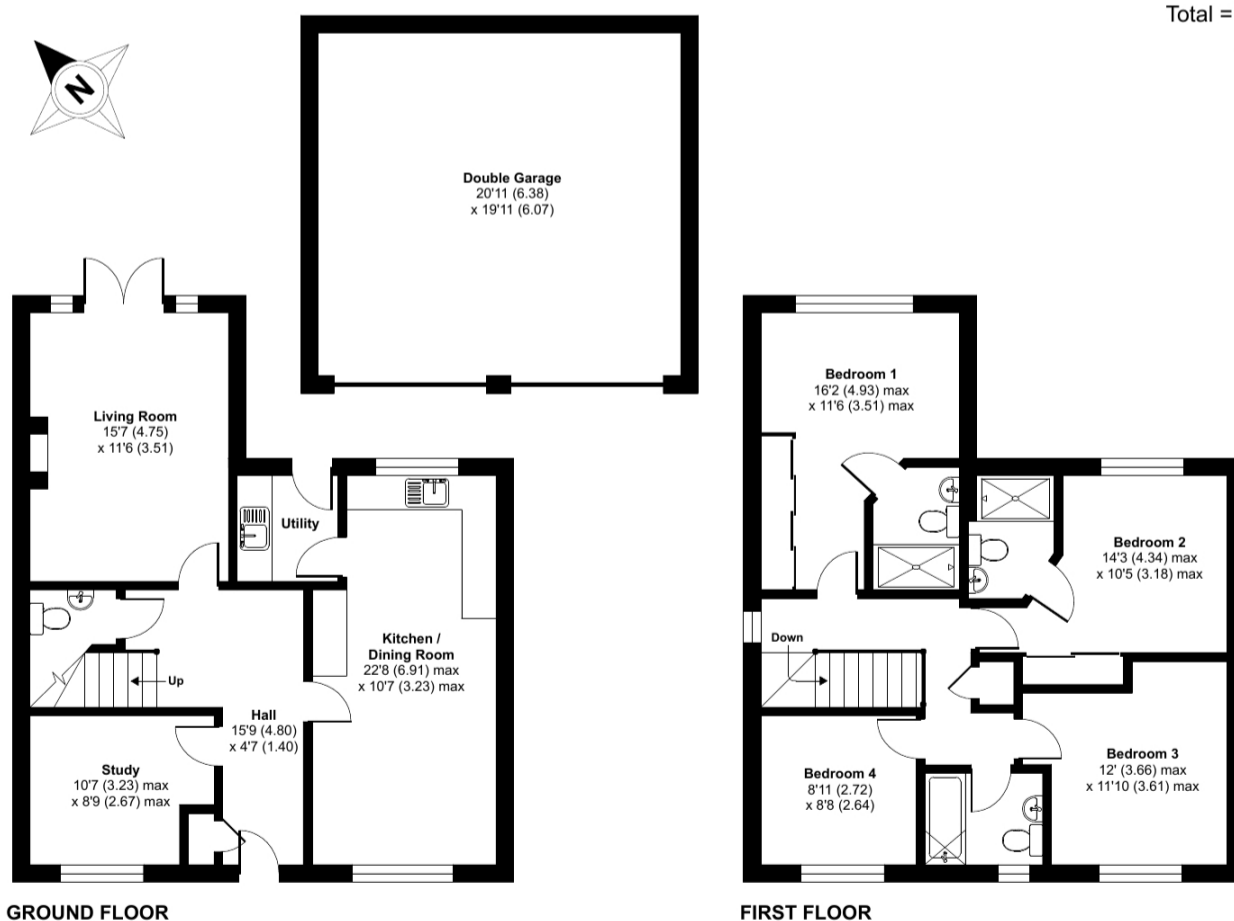




Approximate Area = 1438 sq ft / 133.6 sq m  
Garage = 420 sq ft / 39 sq m  
Total = 1858 sq ft / 172.6 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		76	84

RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 962329

COUNTRY PROPERTIES  
— PART OF HUNTERS —

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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COUNTRY PROPERTIES  
PART OF HUNTERS



Location Location Location! The 'Shenstone' is a 4 bedroom detached family home built by Bloor Homes with a separate study and double garage. The property is located in a quiet cul de sac on the popular Shefford Leys development with river views to the front.

- Spacious contemporary 22ft kitchen/dining area with integrated appliances
- Separate ground floor study - perfect for working from home
- Useful utility & downstairs cloakroom
- Two en-suite bedrooms and re-fitted family bathroom
- Double garage with electric doors & driveway providing ample off road parking
- Short stroll into the pretty market town of Shefford & it's amenities
- Highly regarded schooling

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation. Storage cupboard. Tiled flooring. Radiator. Doors into cloakroom, study, kitchen/dining room and living room.

### Cloakroom

Low level flush wc and wash hand basin with tiled splashback. Radiator. Extractor.

### Living Room

15' 7" x 11' 6" (4.75m x 3.51m) Feature fireplace with inset fire. Radiator. Double glazed french doors with sidelights opening onto the rear garden.

### Study

10' 7" (max) x 8' 9" (max) (3.23m x 2.67m) Double glazed window to front. Radiator.

### Kitchen/Dining Room

22' 8"(max) x 10' 7" (max) (6.91m x 3.23m) A range of contemporary wall and base units with complementary grey worksurfaces and splashbacks. Inset sink with drainer and mixer tap over. Integrated dishwasher and fridge/freezer. Inset electric hob with glass splashback and concealed extractor over. Fitted eye level oven & grill. Radiator. Tiled flooring. Dual aspect with double glazed windows to front and rear. Door into:

### Utility Room

A range of wall and base units with worksurfaces over and space with plumbing for washing machine and tumble dryer. Tiled flooring. Radiator. Part glazed door to rear garden.



## FIRST FLOOR

### Landing

Access to loft space. Double glazed window to side. Radiator. Doors to all rooms.

### Bedroom 1

16' 2" (max) x 11' 6" (max) (4.93m x 3.51m) A range of fitted wardrobes. Double glazed window to rear. Radiator. Door into:

### En-Suite Shower Room

Suite comprising double shower cubicle, low level wc and wash hand basin. Extractor. Heated towel rail. Partially tiled walls and tiled flooring.

### Bedroom 2

14' 3" (max) x 10' 5" (max) (4.34m x 3.17m) Double glazed window to rear. Radiator. Fitted wardrobes. Door into:

### En-Suite

Suite comprising double shower cubicle, low level wc and wash hand basin. Partially tiled walls and tiled flooring. Extractor.

### Bedroom 3

12' 0" (max) x 11' 10" (max) (3.66m x 3.61m) Double glazed window to front. Radiator.

### Bedroom 4

8' 11" x 8' 8" (2.72m x 2.64m) Double glazed window to front. Radiator.

### Family Bathroom

Recently re-fitted with suite comprising panel enclosed bath with shower over and glass side screen, countertop wash hand basin with mixer tap and low level flush wc. Heated towel rail. Fully tiled walls and tiled flooring. Obscure double glazed window to side.

## OUTSIDE

### Front Garden

Laid mainly to lawn with mature shrub borders and paved pathway to front door. Two external lights.

### Rear Garden

Laid mainly to lawn with large paved patio area and mature shrubs. External light. Gated access onto driveway.

### Double Garage

Electric up & over door with power/light connected. Driveway providing off road parking for 2-3 cars.

### AGENT NOTE:

We understand there is a maintenance charge with this property of £536.59 per annum. 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

