



23a, High Street

Meppershall,  
Bedfordshire, SG17 5LS

Offers in Excess of: £400,000

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properties

An individual three double bedroom detached family home set in the heart of the popular village of Meppershall, offering spacious versatile living, perfect for a growing family.

- Spacious living room with feature fireplace
- Separate 20ft dining/family room
- Main bedroom with fitted wardrobes and en-suite shower room
- Recently installed gas boiler and radiators throughout in April 2023
- Block paved driveway providing off road parking
- Close to countryside walks
- Meppershall has its own bakery, public house, post office, general store, new community centre and lower school

## Ground Floor

### Entrance

Composite door with obscure double glazed windows to front and side into:

### Entrance Porch

Doors into cloakroom and entrance hall.  
Radiator.

### Entrance Hall

Stairs rising to first floor accommodation. Radiator. Wood flooring. Doors into kitchen and living room.

### Cloakroom

Suite comprising low level wc with concealed cistern and wash hand basin. Partially tiled walls. Chrome heated towel rail. Obscure double glazed window to front.

### Living Room

17' 1" x 15' 5" (5.21m x 4.70m) Dual aspect with two double glazed French doors opening onto rear garden and double glazed window to side. Two radiators. Door into:

### Dining/Family Room

20' 11" x 7' 9" (6.38m x 2.36m) Double glazed window to front. Radiator. Open plan into family room.



## Kitchen

13' 8" x 8' 9" (4.17m x 2.67m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Ceramic one & half bowl sink with drainer and swan neck mixer tap over. Space and plumbing for washing machine and dishwasher. Space for range cooker with stainless steel extractor hood over. Space for fridge/freezer. Tiled flooring. Wall mounted gas boiler (installed in April 2023). Double glazed window to front. Open plan into dining area/family.

## Dining/Family Room

20' 11" x 7' 9" (6.38m x 2.36m) Wood effect flooring. Double glazed French doors opening into the conservatory. Radiator. Two wall lights.

## Conservatory

9' 0" x 8' 8" (2.74m x 2.64m) Double glazed construction with tinted glass roof and French doors opening onto garden. Radiator. Wood effect laminate flooring.

## First Floor

### Landing

Access to fully boarded loft space, with ladder/light. Double glazed window to side. Radiator. Airing cupboard housing hot water tank and storage. Large storage cupboard. Doors to all rooms.

### Bedroom 1

15' 3" x 10' 9" (4.65m x 3.28m) Two double glazed windows to rear. Built in wardrobes with glass fronted multi pane doors. Radiator. Door into:

### En-Suite Shower Room

Suite comprising double shower cubicle, wash hand basin with cupboard under and low level flush wc. Fully tiled walls and tiled flooring. Extractor fan. Obscure double glazed window to side.

### Bedroom 2

14' 2" x 8' 9" (4.32m x 2.67m) Double glazed window to rear. Radiator.

### Bedroom 3

12' 0" (max) x 9' 4" (max) (3.66m x 2.84m) Two double glazed windows to front. Bulk head storage cupboard. Radiator.

### Bathroom

Suite comprising tile enclosed 'p' shaped bath with shower over and glass side screen, vanity wash hand basin with cupboard under and low level flush wc. Radiator. Extractor fan. Shaver point. Fully tiled walls and tiled flooring. Obscure double glazed window to front.

## Outside

### Front Garden

Block paved driveway providing off road parking. External light. Gated access with pathway to rear.

### Rear Garden

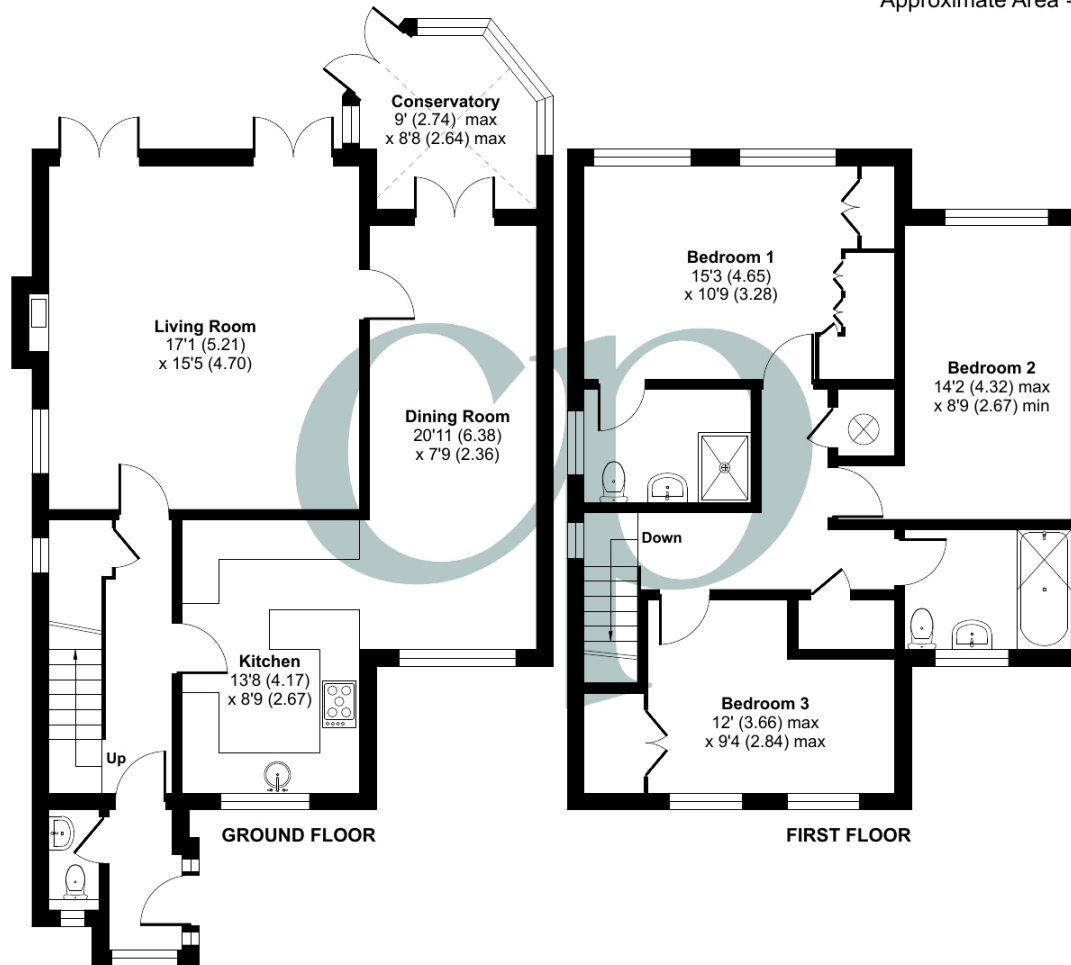
Laid to lawn with paved patio and raised flower/shrub borders. Timber shed. Gated access to front.

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



Approximate Area = 1468 sq ft / 136.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		69	81
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1154109

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## Viewing by appointment only

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