



2, Back Lane

Shefford,
Bedfordshire, SG17 5FF
O.I.E.O £325,000

country
properties

This stylish beautifully presented two bedroom CHAIN FREE mid terrace home built by Lodge Park has great kerb appeal ! A driveway provides off road parking for 2 cars and the property is a short stroll from the heart of Shefford with many amenities, highly regarded schooling and access to countryside walks.

- Offered with no upward chain - Just move in !
- NHBC 10 years builders guarantee from 2019
- Property benefits from solar panels
- Stylish kitchen/dining room with many integrated appliances
- Rental value approx £1,300 pcm
- Southerly aspect rear garden with gated access to driveway providing off road parking for 2 cars

Ground Floor

Entrance Hall

Door to cloakroom and kitchen/dining room. Radiator. Alarm panel.

Cloakroom

Suite comprising wall mounted wc with concealed cistern and wall hung wash hand basin. Heated towel rail. Obscure double glazed window to front.

Kitchen/Dining Room

16' 10" x 13' 9" (5.13m x 4.19m) A range of wall and base units with complementary worksurfaces over. Inset stainless steel sink with drainer and swan neck mixer tap over. Integrated dishwasher. Fitted electric oven and induction hob with stainless steel splashback and extractor hood over. Integrated fridge/freezer. Plug socket with USB port. Wood effect flooring. Radiator. Double glazed window to front. Stairs rising to first floor with understairs storage cupboard with plumbing and space for washing machine. Further understairs storage cupboard providing useful storage.

Living Room

13' 9" x 10' 3" (4.19m x 3.12m) Double glazed French doors with Perfect fit blinds opening onto the rear garden. Radiator.



First Floor

Landing

Access to loft space fitted with ladder. Airing cupboard. Doors to both bedrooms and bathroom. Radiator.

Bedroom 1

13' 11" x 10' 5" (4.24m x 3.17m) Double glazed window to rear. Plug socket with USB port. Radiator. Door into:

En-suite

Three piece suite comprising double shower cubicle, wall hung wash hand basin and wall hung low level wc with concealed cistern. Extractor fan. Partially tiled walls and tiled flooring. Heated towel rail.

Bedroom 2

11' 8" x 6' 6" (3.56m x 1.98m) Double glazed window to front. Radiator.

Bathroom

Three piece suite comprising panel enclose bath with shower over and glass side screen, pedestal wash hand basin and low level wc. Extractor fan. Partially tiled walls and tiled flooring.

Outside

Front Garden

Laid to lawn with central paved footpath to front door. Mature shrub borders.

Rear Garden

Southerly aspect rear garden with paved patio area and step up to raised lawn. Fully enclosed with raised planter and paved pathway leading to gated access to front and driveway parking. Wooden shed to remain. Shingled area to rear of driveway behind gate provides bin storage.

Parking

Block paved driveway to side on the neighbouring property providing off road parking for 2 cars. Gated access with pathway to rear garden.

Agents Note

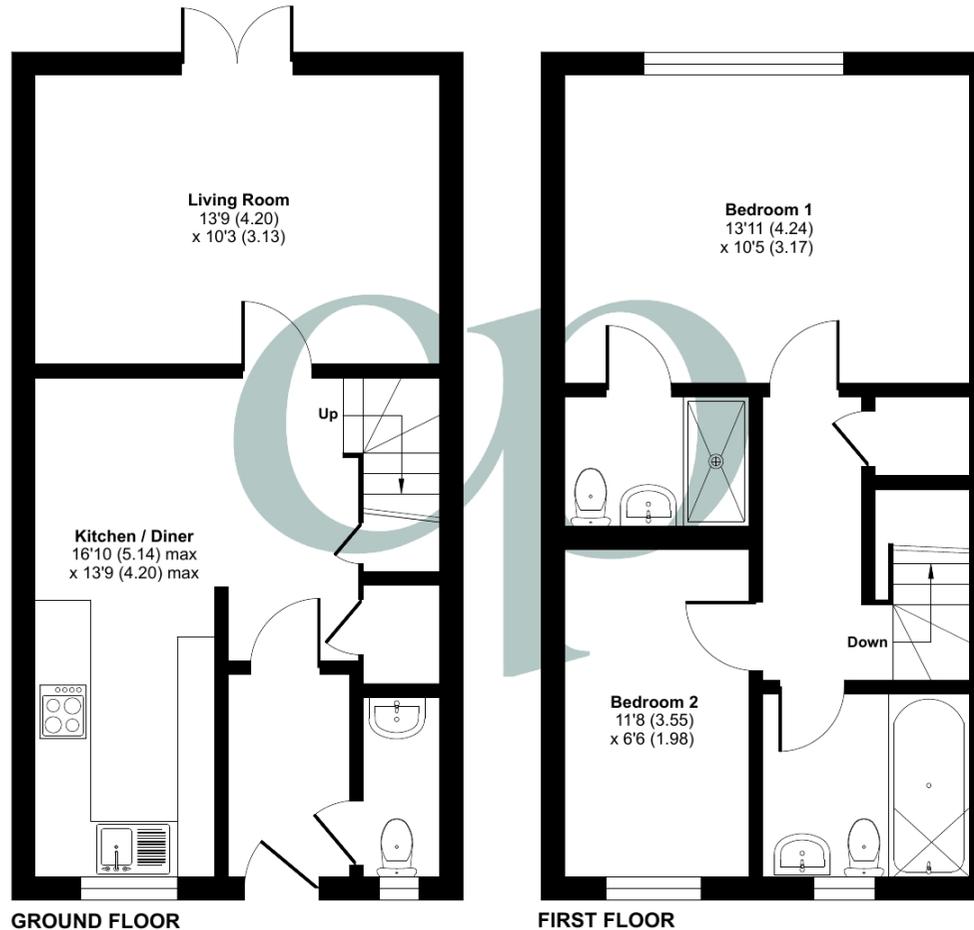
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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



Approximate Area = 814 sq ft / 75.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	96	97
(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		EU Directive 2002/91/EC	

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2025. Produced for Country Properties. REF: 1247796

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

T: 01462 811822 | E: shefford@country-properties.co.uk

www.country-properties.co.uk

country properties