



2, Lucas Way

Shefford,
Bedfordshire, SG17 5DT
£325,000

country
properties

This well presented 3 bedroom home with generous front and rear gardens, offers lovely views of Cockshoot Hill to the side and rear. Situated on the edge of Shefford with countryside walks nearby, yet only a short stroll to the High Street shops and amenities.

- Beautifully presented throughout – just move in!
- Living room and separate kitchen diner
- Re fitted modern family bathroom
- Lovely landscaped rear garden – perfect for those alfresco summer evenings
- Countryside & riverside walks on your doorstep – perfect for walking the dog
- Potential to adapt the current layout/extend subject to any necessary consents
- Complete upper chain

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Doors into living room and kitchen/dining room.

Living Room

18' 10" (max) x 11' 0" (max) (5.74m x 3.35m) Dual aspect with double glazed window to front and patio doors opening onto the rear garden. Radiator. Feature brick fireplace with wood mantle over and inset wood burning stove. Engineered wood flooring.

Kitchen/Dining Room

18' 10" (max) x 9' 10" (min) (5.74m x 3.00m) A comprehensive range of wall and base units with wood worksurfaces and complementary tiled splashbacks. Inset butler sink with mixer tap over. Fitted double oven with gas hob and stainless steel extractor hood over. Cupboard housing wall mounted gas boiler. Space for American style fridge/freezer. Radiator. Engineered wood flooring. Double glazed windows to front, side and rear. Stable door to rear garden.



FIRST FLOOR

Landing

Double glazed window to rear. Access to loft space with light. Doors to all rooms.

Bedroom 1

12' 0" x 9' 8" (3.66m x 2.95m) Dual aspect with double glazed windows to front and side. Radiator. Storage cupboard.

Bedroom 2

11' 0" (max) x 8' 10" (min) (3.35m x 2.69m) Double glazed window to front. Storage cupboard. Radiator.

Bedroom 3

8' 9" x 8' 1" (2.67m x 2.46m) Double glazed window to rear. Radiator.

Family Bathroom

Three piece suite comprising shower bath with shower over and glass side screen, wc with concealed cistern and countertop wash hand basin with cupboards below. Heated towel rail. Partially tiled walls and tiled flooring. Extractor. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Large frontage enclosed with brick wall and laid to lawn with paved pathway to front door. External light. Paved area to the side, opening to the rear garden.

* The property does not have allocated parking, but the current owners park in the visitor parking bays directly to the front of the property.

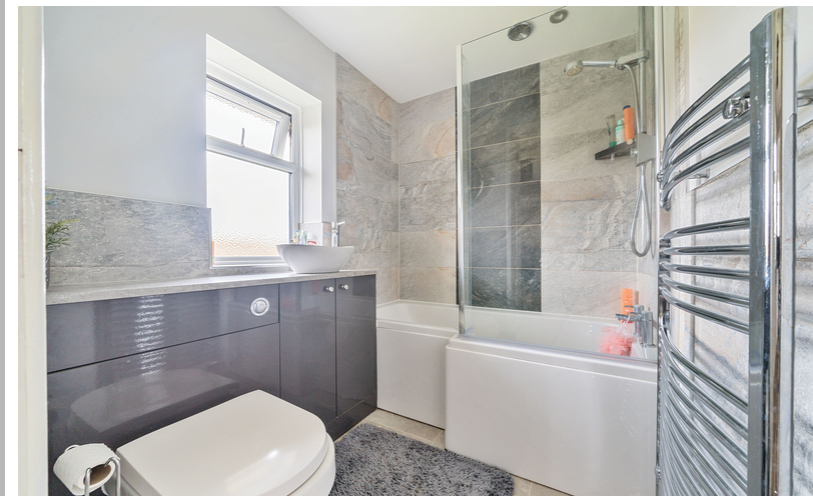
Rear Garden

Laid to lawn with footpath to rear patio area and outbuilding. Mature screening to one side, opening to the front.

Outbuilding

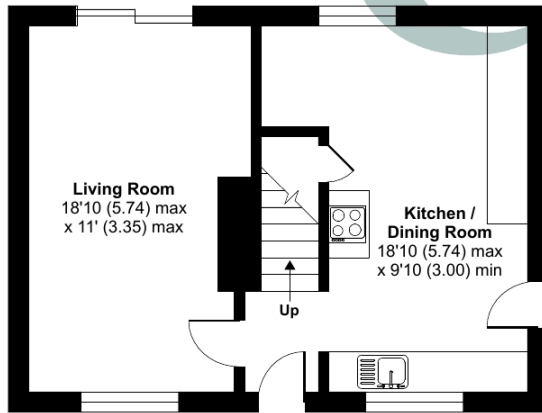
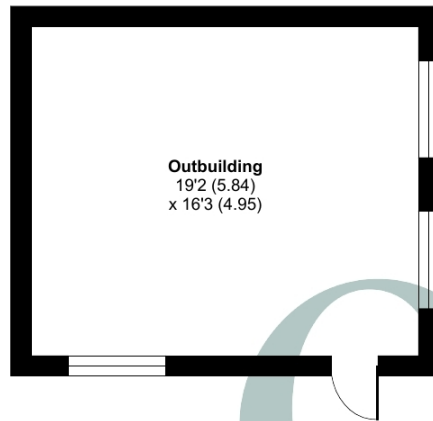
19' 2" x 16' 3" (5.84m x 4.95m) Door and window to front with two further windows to the side.

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

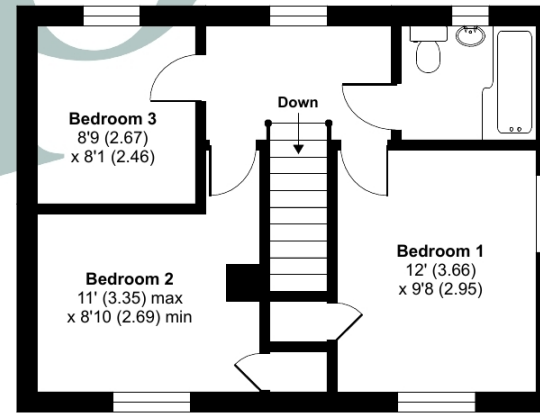


Approximate Area = 896 sq ft / 83.2 sq m
 Outbuilding = 313 sq ft / 29.1 sq m
 Total = 1209 sq ft / 112.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	71	
(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 Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1107108

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

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

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