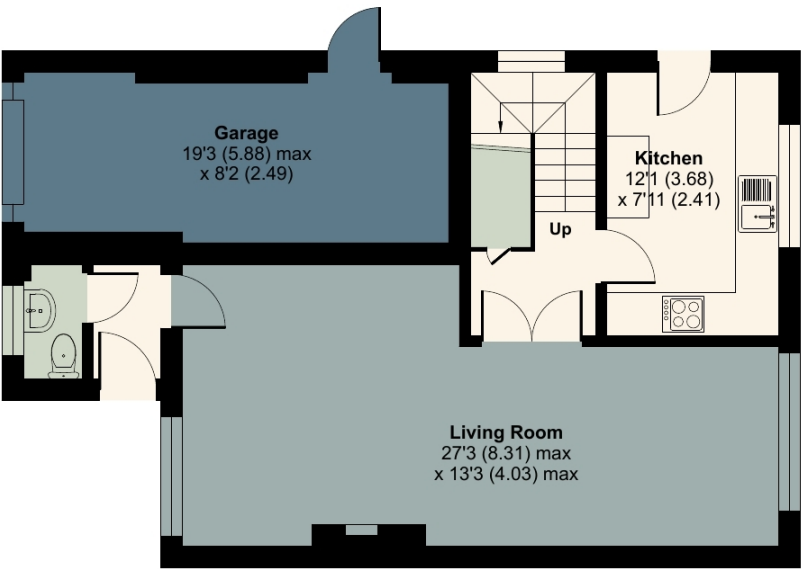


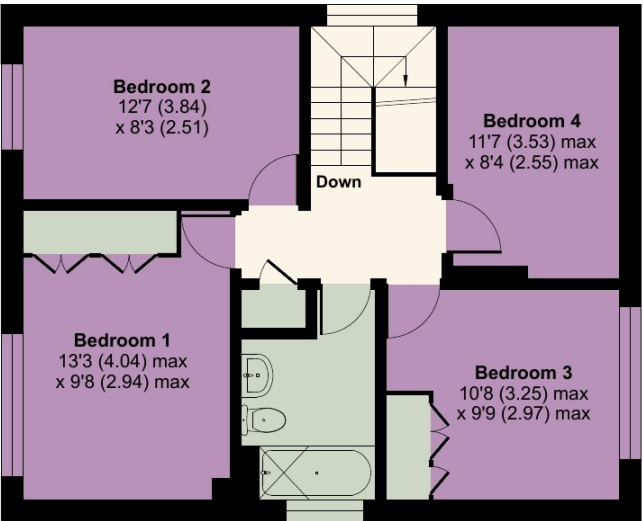


Approximate Area = 1106 sq ft / 102.7 sq m
Garage = 141 sq ft / 13 sq m
Total = 1247 sq ft / 115.7 sq m
For identification only - Not to scale

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (82+) | A | |
| (81-91) | B | |
| (69-80) | C | |
| (55-68) | D | 58 |
| (39-54) | E | |
| (21-38) | F | |
| (1-20) | G | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| EU Directive 2002/91/EC | | |



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Country Properties. REF: 1415880



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

A rare opportunity to create your ideal home, this three-bedroom detached property offers superb potential to extend or reconfigure (subject to the necessary consents). Enjoying a generous rear garden backing onto open farmland and positioned at the end of a quiet cul-de-sac, it combines privacy, outlook, and exciting scope for enhancement.

- POTENTIAL,POTENTIAL,POTENTIAL
- Offered with no upward chain
- Large plot overlooking farmland
- 4 good size bedrooms
- Useful cloakroom
- Single garage and off street parking

Ground Floor

Entrance Hall

Doors leading to wc and living room.

WC

Low level wc. Wash hand basin.

Living Room

27' 3" x 13' 3" (8.31m x 4.04m)
Dual aspect double glazed windows to either side.
Radiator. Exposed brick chimney breast. Doors leading to:

Rear Lobby

Door into Kitchen. Double glazed window to rear. Stairs raising to first floor accommodation.

Kitchen

12' 1" x 7' 11" (3.68m x 2.41m) A range of wall and base units. Wall mounted boiler. Double glazed window to side. Door leading to rear garden.



First Floor

Landing

Doors into all rooms. Storage cupboard.

Bedroom 1

13' 3" x 9' 8" (4.04m x 2.95m)
Window to side. Built in storage cupboard. Radiator.

Bedroom 2

12' 7" x 8' 3" (3.84m x 2.51m)
Double glazed window to side. Radiator.

Bedroom 3

10' 8" x 9' 9" (3.25m x 2.97m)
Double glazed window to side. Built in storage cupboard. Radiator.

Bedroom 4

11' 7" x 8' 4" (3.53m x 2.54m)

Bathroom

Obscure double glazed window to front. Three piece suite comprising panel enclosed bath, low level wc and pedestal wash had basin.

Outside

Rear Garden

Large rear garden laid mainly to lawn.

Garage

19' 3" x 8' 2" (5.87m x 2.49m) Up & Over door with side door leading to 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

