



# 36, Fildyke Road

Meppershall, Shefford,  
Bedfordshire, SG17 5LT

O.I.E.O £350,000

country  
properties

This extended 2 bedroom semi-detached bungalow offers an excellent balance of living space and boasts a south facing garden with an outlook over farmland. \*\* Short upward chain in place \*\*

- Short Upward Chain In Place
- Sunny Southerly facing rear garden with farmland to rear
- Master bedroom with fitted wardrobes
- Countryside walks on your doorstep
- 11ft Brick built Workshop
- Sought after village location
- Extensive driveway and Carport provides ample off road parking
- Single garage with power and light

## Ground Floor

### Entrance Porch

Door into Entrance Hall.

### Entrance Hall

L shaped hallway. Radiator. Storage cupboard with shelving. Loft access to fully boarded loft space with pull down ladder. Doors into all rooms.

### Living Room

16' 2" x 11' 0" (4.93m x 3.35m) Max. Double glazed double doors onto rear garden with wing windows. Feature coal effect electric fire with tiled hearth. Dado rail. Radiator.

### Kitchen

A range of wall and base units with roll edge work surfaces over. Inset ceramic one and a half sink and drainer unit with swan neck mixer tap over. Built-in electric hob with extractor hood over. Tiled splash backs with built-in eye level oven and grill.. Space for fridge. Integrated washing machine. Ceramic tiled flooring. Triple glazed window to side. Open plan to Dining area.

### Dining Area

13' 6" x 8' 1" (4.11m x 2.46m) Double glazed window to rear. Radiator. Dado rail. Door to large storage cupboard/pantry with power and light.



## Conservatory

9' 8" x 9' 3" (2.95m x 2.82m) UPVC double glazed. Ceramic tiled flooring. Double glazed double doors onto rear garden. Radiator. Wall light.

## Shower Room

Shower cubicle with electric shower over. Corner vanity wash hand basin. Concealed cistern wc. Fully tiled walls. Radiator. Secure triple glazed window to side.

## Bedroom 1

13' 3" x 9' 11" (4.04m x 3.02m) into Bay. Triple glazed Bay window to front. Radiator. Built-in wardrobes.

## Bedroom 2

9' 11" x 9' 1" (3.02m x 2.77m) Triple glazed window to front. Radiator. Built-in wardrobes and overhead storage.

## Outside

### Front Garden

Large paved driveway with off road parking for several cars covered with carport. Security light. Laid mainly to lawn with well stocked flower and shrub border.

### Rear Garden

South west facing garden large paved patio area with wall mounted canopy, raised flower shrub borders enclosed by brick wall. Step up to lawn area with well stocked flower and shrub borders.

### Workshop

11' 11" x 7' 3" (3.63m x 2.21m) Brick outbuilding with power and light. Service light, security light.

### Garage

18' 11" x 8' 3" (5.77m x 2.51m) Single garage with up and over door, power and light.

### Carport

26' 0" x 9' 0" (7.92m x 2.74m)

### Agents Note

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

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





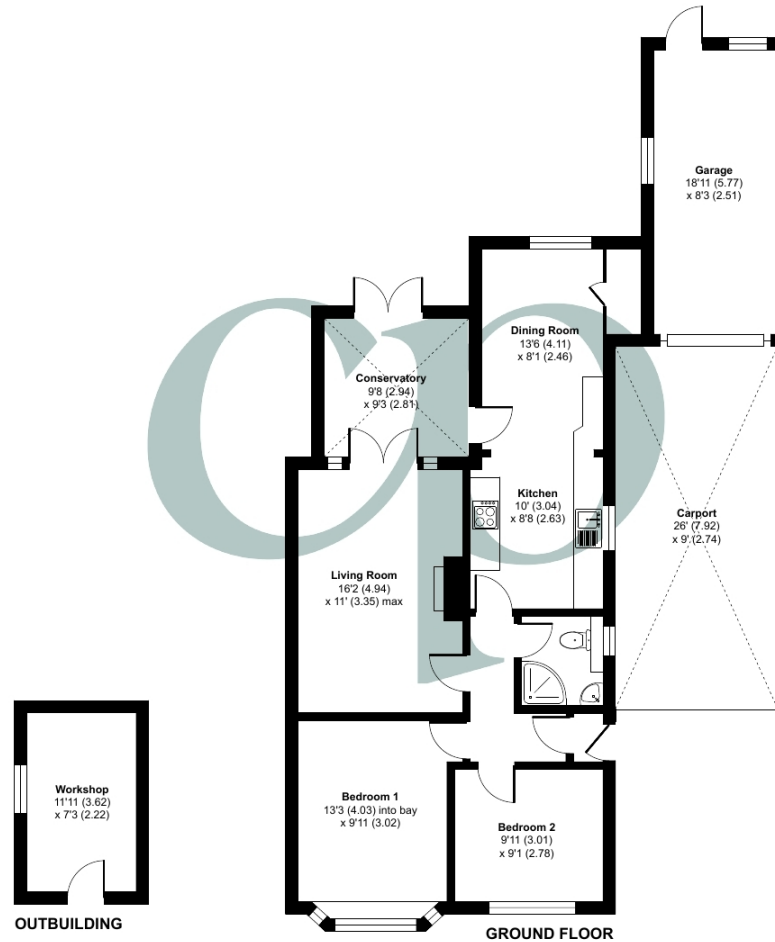
Approximate Area = 829 sq ft / 77 sq m (excludes carport)

Garage = 156 sq ft / 14.4 sq m

Outbuilding = 86 sq ft / 7.9 sq m

Total = 1071 sq ft / 99.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		83
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
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). © nchecon 2025. Produced for Country Properties. REF: 1250165

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