



3, Rectory Road

Meppershall,
Bedfordshire, SG17 5NB
£575,000

COUNTRY PROPERTIES
PART OF HUNTERS

This 3-4 bedroom double fronted detached home offers spacious and versatile living accommodation with the additional benefit of a detached double garage and driveway parking for several cars.

- Potential to extend or adapt the layout - subject to any necessary consents
- Spacious 22ft kitchen/breakfast room
- Ground floor bathroom and first floor shower room
- Timber outbuilding with power & light
- Sought after village location with countryside walks nearby

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation with understairs storage cupboard. Radiator. Doors into living room, bedroom 1, dining room/4th bedroom and bathroom.

Living Room

15' 7" (into bay) x 12' 7" (max) (4.75m x 3.84m) Dual aspect with double glazed walk-in bay window to front and further double glazed window to side. Radiator. Feature brick fireplace with inset gas stove and timber mantle over. Fitted shelving to chimney recess.

Kitchen/Breakfast Room

22' 3" x 9' 11" (max) (6.78m x 3.02m) A range of wall and base units with rolled edge worksurfaces and tiled splashbacks. Inset one & half bowl stainless steel sink with drainer and mixer tap over. Fitted eye level oven and grill. Induction hob with concealed extractor over. Space and plumbing for washing machine, tumble dryer and dishwasher. Space for fridge/freezer. Radiator. Door to side providing access to both front and rear. French doors opening into:

Conservatory

16' 3" x 10' 9" (4.95m x 3.28m) Victorian style timber construction with double doors opening onto the rear garden. Radiator.

Bedroom 1

12' 0" (max) x 10' 3" (3.66m x 3.12m) Double glazed window to rear. Radiator. Fitted wardrobes.

Dining Room/Bedroom 4

12' 0" (max) x 12' 0" (3.66m x 3.66m) Double glazed windows to front and side. Radiator.



Bathroom

Four piece suite comprising shower cubicle, panel enclosed bath with mixer/shower attachment, pedestal mounted wash hand basin and low level flush wc. Partially tiled walls. Radiator. Obscure double glazed window to side.

FIRST FLOOR

Landing

Galleried landing with Velux window to rear. Doors into bedrooms 2, 3 and shower room.

Bedroom 2

12' 4" (max) x 12' 0" (3.76m x 3.66m) Dual aspect with double glazed windows to front and side. Fitted wardrobes. Eaves storage.

Bedroom 3

10' 11" x 9' 11" (3.33m x 3.02m) Dual aspect with double glazed windows to rear and side. Eaves storage. Fitted wardrobe.

Shower Room

Suite comprising low level flush wc, pedestal wash hand basin and shower cubicle. Partially tiled walls. Obscure double glazed window to front.

OUTSIDE

Front Garden

Enclosed with brick wall to front and laid mainly to lawn with flower/shrub borders. Shingle driveway providing off road parking for numerous cars. Cold water tap. Service light.

Rear Garden

Laid mainly to lawn with large paved patio area and raised borders with further mature well stocked flower/shrub borders. Brick water feature with inset pond. Cold water tap. Timber shed to remain. Gated access to front.

Timber Outbuilding

15' 9" (max) x 15' 0" (4.80m x 4.57m) Double doors and multi pane windows to front and side. Power & light connected.

Double Garage

19' 4" x 15' 7" (5.89m x 4.75m) Detached garage with remote control up & over door. Double glazed window to rear and porthole window to front. Personal door to rear garden. Timber workbenches to remain.

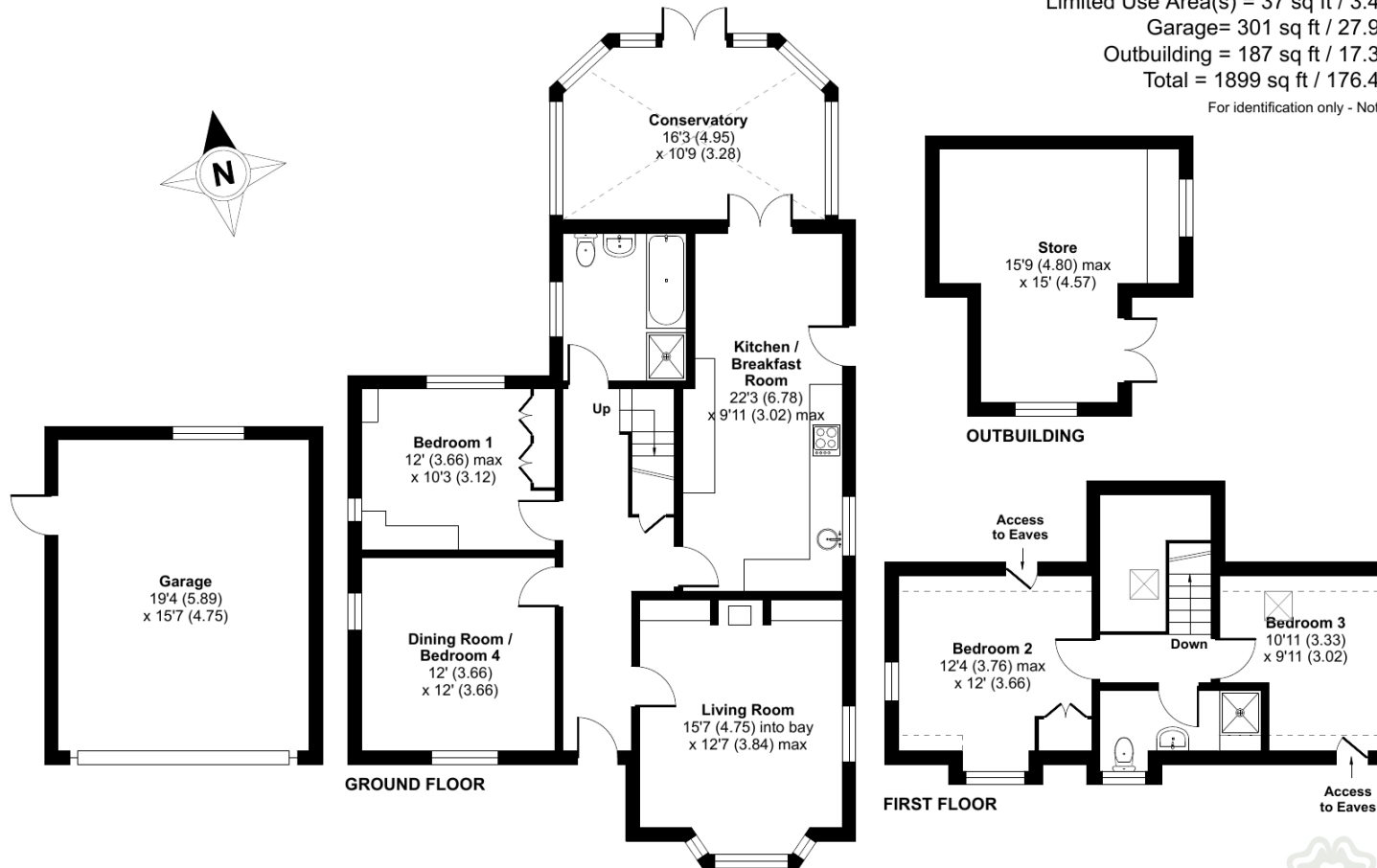
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



Approximate Area = 1374 sq ft / 127.6 sq m
 Limited Use Area(s) = 37 sq ft / 3.4 sq m
 Garage = 301 sq ft / 27.9 sq m
 Outbuilding = 187 sq ft / 17.3 sq m
 Total = 1899 sq ft / 176.4 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	47	
(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 2022. Produced for Country Properties. REF: 917443



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

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