



# 4, Back Lane

Shefford,  
Bedfordshire, SG17 5FF  
Offers in Excess of: £335,000

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This stylish two bedroom end of terrace home built by Lodge Park is immaculately presented with great kerb appeal! A driveway to the side provides off road parking for 2 cars, the property is conveniently located just a short stroll from the heart of Shefford with many amenities.

- Built by highly regarded builder Lodge Park in 2019
- Fully integrated kitchen/dining room
- Main bedroom with en-suite shower room and air conditioning unit
- Southerly aspect rear garden laid to artificial lawn
- South facing landscaped rear garden perfect for those alfresco evenings
- The property benefits from solar panels
- Rental value approx £1,200.00 PCM
- NHBC 10 year builders guarantee from 2019

## GROUND FLOOR

Entrance Hall

Doors in cloakroom and kitchen/dining room.

Cloakroom

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

Kitchen/Dining Room

16' 10" (max) x 13' 11" (max) (5.13m x 4.24m) A range of wall and base units with complementary worksurfaces over. Inset sink with drainer and swan neck mixer tap over. Integrated dishwasher and washing machine. Fitted electric oven and induction hob with stainless steel splashback and extractor hood over. Integrated fridge/freezer. Tiled flooring. Radiator. Double glazed window to front. Stairs rising to first floor with understairs storage cupboard.

Living Room

14' 0" x 10' 5" (4.27m x 3.17m) Double glazed french doors opening onto the rear garden. Radiator. Wood effect flooring.



## FIRST FLOOR

### Landing

Access to loft space. Airing cupboard. Doors to both bedrooms and bathroom.

### Bedroom 1

14' 0" x 10' 5" (4.27m x 3.17m) Double glazed window to rear. Air conditioning unit. Radiator. A range of fitted wardrobes with mirrored sliding doors. Door into:

### En-Suite Shower Room

Three piece suite comprising double shower cubicle, wash hand basin and 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 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.

#### Rear Garden

Southerly aspect rear garden with paved patio area and step up to raised artificial lawn. Fully enclosed with gated access to front.

#### Parking

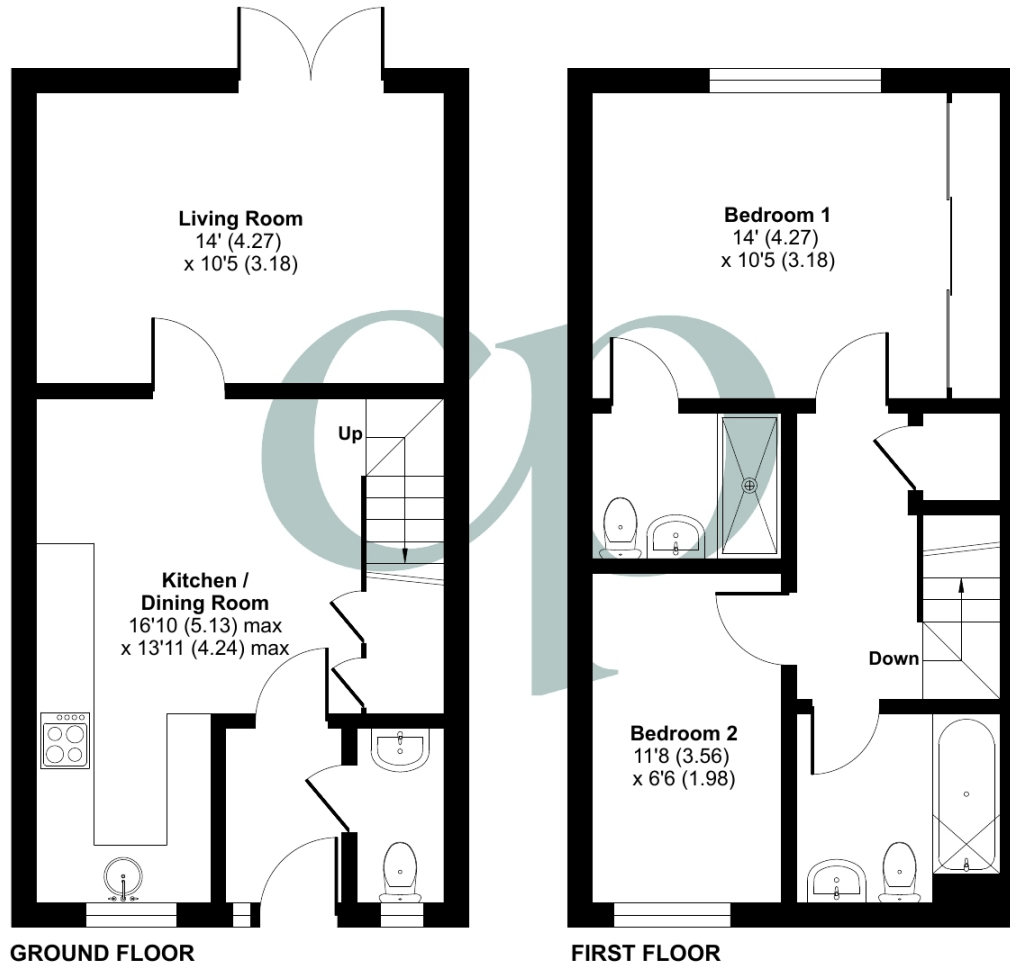
Block paved driveway to side providing off road parking for 2 cars.

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



Approximate Area = 780 sq ft / 72.4 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	88	89
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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: 1164931

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## Viewing by appointment only

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