



7, Coneygate

Meppershall, Shefford,
Bedfordshire, SG17 5GB

Offers in excess of: £425,000

country
properties

This modern 3 bedroom home is set in a quiet cul de sac location and has been extended and adapted to provide versatile family living with ample off street parking and private enclosed rear garden.

- Modern kitchen featuring a central peninsula with integrated breakfast bar
- The ground floor Dining Room and Bedroom 3 offer flexible spaces that can be adapted to suit a family's needs
- Master bedroom with en-suite
- Boarded loft space with light and power is accessible from the first floor landing
- Driveway provides off road parking for 2 -3 cars
- Desirable village setting featuring a modern community centre and easy access to picturesque countryside walks

Ground Floor

Entrance Hall

Wood effect flooring. Stairs rising to first floor.

Living Room

16' 1" x 10' 2" (4.90m x 3.10m) Dual aspect with 2 x Multi-pane double glazed windows to front and Multi-pane double glazed to side. 2x Radiators. Wood effect flooring. Inset coal effect gas fire with timer surround and marble hearth.

Kitchen/Breakfast Room

16' 2" x 12' 3" (4.93m x 3.73m) A range of wall and base units with roll edge worksurfaces over with tiled splashbacks. Inset sink/drain unit with swan neck mixer tap over. Inset built in electric oven and grill. Built in gas hob with stainless steel extractor hood over and glass splashback. Space for american style fridge/freezer. Space and plumbing from washing machine and dishwasher. Central peninsula with worksurface over incorporating breakfast bar, pan drawers and cupboards. Multi-pane double glazed windows to rear and side. Double glazed door onto rear garden. Radiator. Vertical radiator.



Dining Room (Currently used as a study)

9' 7" x 6' 9" (2.92m x 2.06m) Multi-pane double glazed window to front. Radiator. 2 Ethernet high speed internet points. Door into bedroom 3.

Bedroom 3

9' 7" x 8' 7" (2.92m x 2.62m) Multi-pane double glazed window to front. Ethernet high speed internet point. Radiator.

First Floor

Landing

Doors into all rooms. Eaves large boarded loft space with power and light. Radiator.

Bedroom 1

16' 3" x 10' 6" (4.95m x 3.20m) Multi-pane double glazed windows to front and side. Radiator.

En-suite

Suite comprising shower cubicle. Vanity wash hand basin with tiled splashback. LLWC. Obscure Multi-pane double glazed window to side. Extractor fan. Shaving point. Dual fuel chrome heated towel rail.

Bedroom 2

12' 9" x 10' 7" (3.89m x 3.23m) Multi-pane double glazed windows to side and rear. Ethernet high speed ethernet point. Radiator.

Bathroom

Suite comprising shower cubicle. Vanity wash hand basin with tiled splashback. Low level wc. Obscure Multi-pane double glazed window to rear. Extractor fan. Shaving point. Dual fuel chrome heated towel rail.

Outside

Front Garden

Driveway provides off road parking for 2-3 cars. Shrub borders to front. Enclosed wheelie bin storage area.

Rear Garden

Private enclosed rear garden with large paved patio area. Laid mainly to lawn with raised flower and shrub borders. Water tap. Timber shed to remain. High retaining brick wall to side. Power points.

Agents Note

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

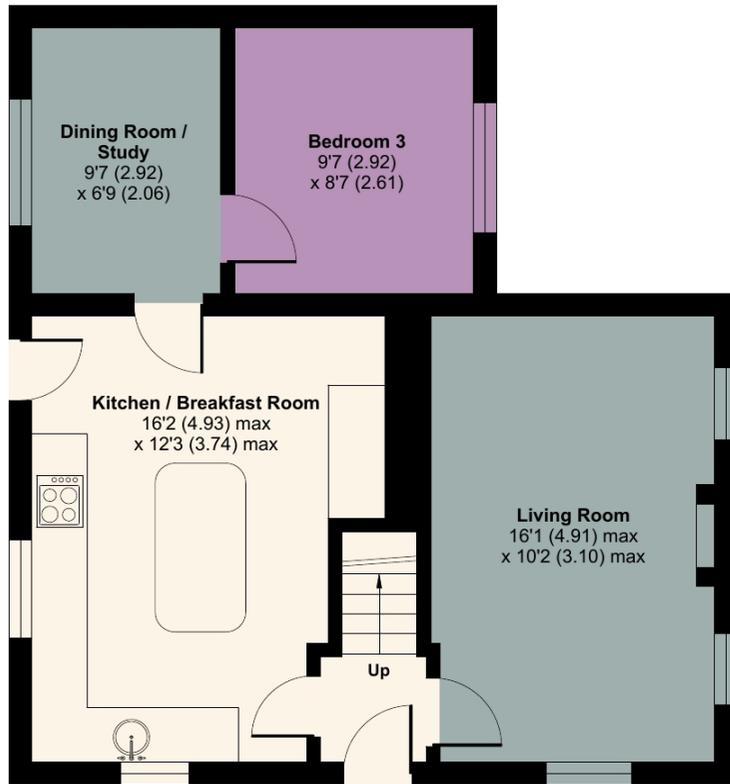
PRELIMINARY DETAILS - NOT YET APPROVED
AND MAY BE SUBJECT TO CHANGES



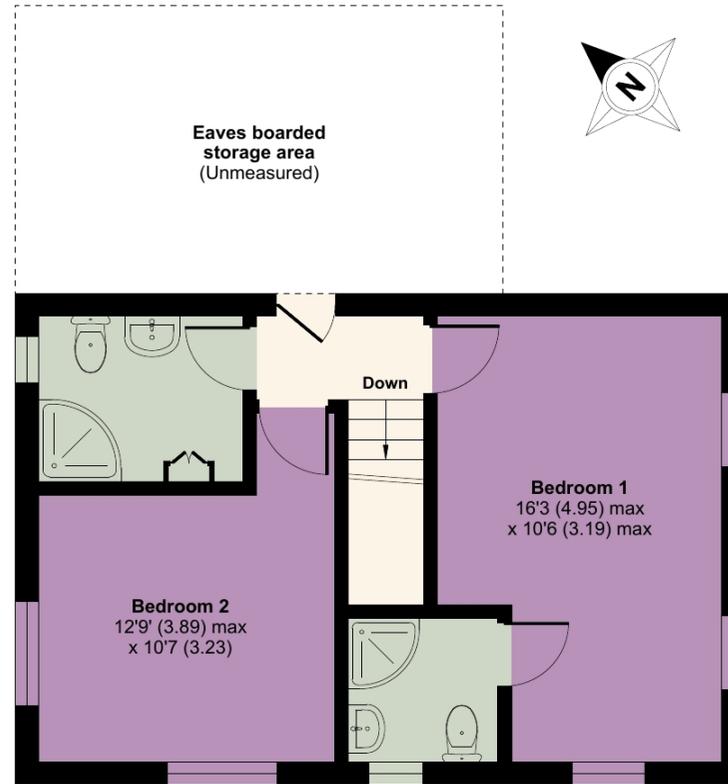
Approximate Area = 952 sq ft / 88.4 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		71	76
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). © n̄checom 2026. Produced for Country Properties. REF: 1346976



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Viewing by appointment only

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