



7, Rectory Road

Meppershall, Shefford,
Bedfordshire, SG17 5NB

O.I.E.O £450,000

country
properties

A spacious, individual four bedroom home offering over 1583 sq ft of versatile accommodation in the popular hilltop village of Meppershall and its amenities. The property boasts a single garage and a short drive to Arlesey Station providing rail links into the city.

- Viewing is essential to fully appreciate the accommodation on offer
- A versatile layout with lots of space
- 21ft Lounge separate Dining room and separate Study/Family room
- 3 Double Bedrooms
- 23ft garage with power and light and ample off road parking
- A short drive to nearby Hitchin for rail links into the city
- short stroll to village amenities, Schools, Bakery, Pub, Post Office & Community Centre
- Useful 9ft conservatory and downstairs cloakroom

Ground Floor

Entrance Hall

Double glazed window to side. Doors to kitchen, lounge and cloakroom. Storage heater. Ceramic tiled flooring.

Cloakroom

Fitted with a low level WC and wall hung wash hand basin. Tiled splashbacks. Double glazed window to side. Ceramic tiled flooring.

Kitchen

11' 7" x 9' 11" (3.53m x 3.02m) Fitted with a range of eye and base level Shaker style units with complementary worksurfaces over. Tiled splashbacks. Ceramic one and a half bowl sink and drainer unit with mixer taps over. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Built in electric double oven and hob with stainless steel extractor hood over. Wall mounted boiler enclosed in cupboard. Radiator. Part glazed window to side. Door to side provides access to rear garden and garage. Door to dining room.

Dining Room

10' 0" x 9' 1" (3.05m x 2.77m) Double glazed window to rear. Radiator. Open plan in lounge.

Lounge

21' 1" x 10' 10" (6.43m x 3.30m) Double glazed window to front aspect. Feature coal effect gas fire with tiled hearth. Radiator. Doors into study/reception 3. Part glazed door into conservatory and Inner hallway.

Bedroom 3

11' 11" x 11' 0" (3.63m x 3.35m) Double glazed window to front. Large under stairs storage cupboard with airing cupboard housing hot water tank and storage. Radiator.



Conservatory

9' 3" x 9' 1" (2.82m x 2.77m) Double glazed conservatory. Patio doors leading to rear garden. Ceramic tiled flooring.

Inner Hallway

Stairs rising to first floor accommodation. Doors to bedrooms 1, study/family room and bathroom.

Bedroom 1

13' 9" x 10' 11" (4.19m x 3.33m) Double glazed window to side. Radiator.

Study/Family Room

10' 4" x 8' 5" (3.15m x 2.57m) Double glazed window to side. Radiator.

Shower Room

Re-fitted contemporary suite comprising shower cubicle fitted with wall mounted shower. Low level WC and wash hand basin with vanity unit under. Obscure double glazed window to side. Heated towel rail. Ceramic tiled flooring.

Outside Store

17' 11" x 4' 3" (5.46m x 1.30m) Window to rear. Door to side.

First Floor

Landing

Two double glazed windows to side. Storage cupboard. Doors to bedroom 2 and 4.

Bedroom 2

21' 5" x 9' 7" (6.53m x 2.92m) Velux window to side. Eaves storage space. Radiator.

Bedroom 4

21' 5" x 9' 7" (6.53m x 2.92m) Double glazed window to rear aspect. Velux window to side. Eaves storage space. Radiator.

Outside

Front Garden

Enclosed by brick wall and wrought iron gates. Laid mainly to lawn with a variety of mature, well stocked flower and shrub borders. Paved driveway provides ample off road parking.

Rear Garden

Steps down from conservatory. Laid mainly to lawn with flower and shrub borders. Paved patio area. Service personal door into lean to providing useful storage.

Garage

23' 10" x 8' 1" (7.26m x 2.46m) Up and over door. Power and light. Service door 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

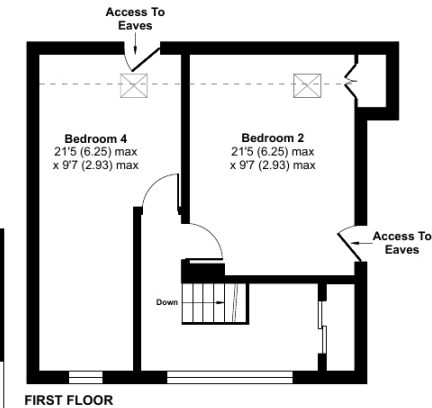
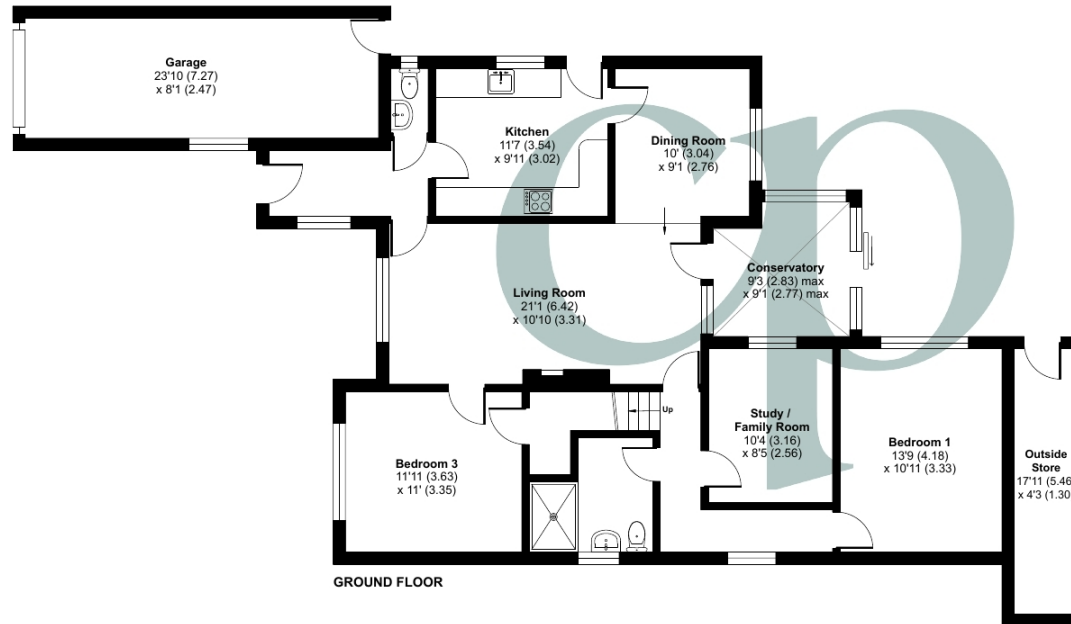




Approximate Area = 1583 sq ft / 147 sq m
Limited Use Area(s) = 42 sq ft / 3.9 sq m
Garage = 193 sq ft / 17.9 sq m
Outbuilding = 76 sq ft / 7.1 sq m
Total = 1894 sq ft / 175.9 sq m

For identification only - Not to scale

Denotes restricted
head height



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Viewing by appointment only

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