



18, Lovelace Meadow

Shefford,
Bedfordshire, SG17 5ZX
Offers in Excess of: £600,000

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This nearly new five bedroom detached 'Arundel' Bovis Home occupies a corner position on the popular Campton Fields development. The property offers a spacious family friendly layout with impressive proportions, including that all important study to enable you to work from home with ease - A true family home with great kerb appeal!

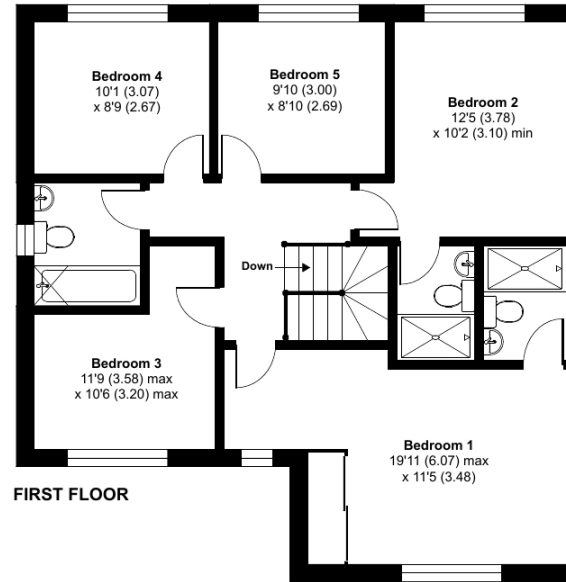
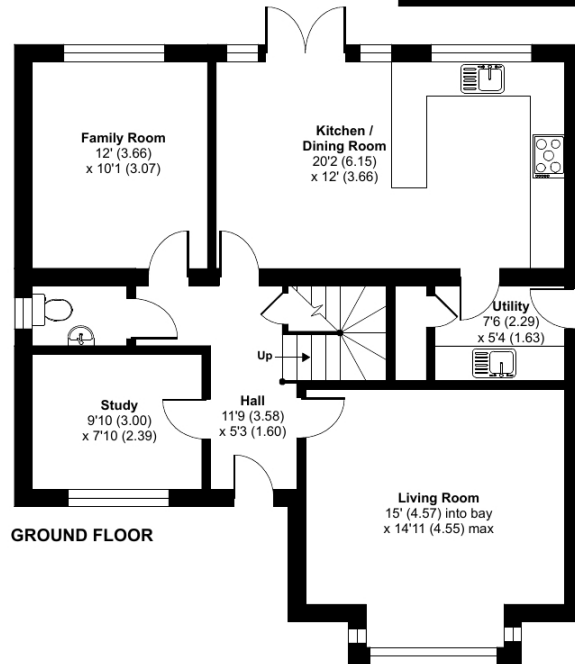
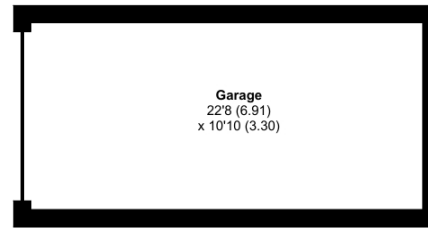
- Stylish & contemporary 20ft kitchen/diner with integrated appliances, breakfast bar and french doors opening onto rear garden
- Five bedrooms - two with en suite shower rooms
- Two reception rooms - living room and dining/family room
- Separate study - ideal for those working from home !
- Remaining builders NHBC guarantee
- A short stroll into Shefford town and its amenities and highly regarded schooling
- Easy access to A1 and Hitchin is just 9 miles away with great rail links into the city





Approximate Area = 1752 sq ft / 162.7 sq m
 Garage = 246 sq ft / 22.9 sq m
 Total = 1998 sq ft / 185.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(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 2023. Produced for Country Properties. REF: 1001374



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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