



# Meppershall House

15, Squires Park, Shefford,  
Bedfordshire, SG17 5FP

Offers in excess of £550,000

country  
properties

"Meppershall House is an impressive 4 bedroom detached home occupying a cul-de-sac location within an exclusive development of just 11 homes. This CHAIN FREE property is well presented throughout and is just a short stroll into the heart of Shefford with local amenities and highly regarded schooling.

- Offered with no chain - just move in!
- Two reception rooms
- Bedroom 1 with built in wardrobes and en suite
- Scope to adapt/extend the current layout - subject to the necessary planning consents
- Views of Digswell Park from the front of the property
- An abundance of walks on your doorstep - perfect for walking the dog

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation with under stairs storage cupboard. Engineered oak flooring. Radiator. Double glazed window to front. Doors into living room, dining room, cloakroom and kitchen.

### Cloakroom

Suite comprising low level wc and pedestal wash hand basin. Tiled floor. Obscure double glazed window to side.

### Living Room

21' 5" x 10' 10" (6.53m x 3.30m) Dual aspect with double glazed window to rear and double glazed bay window to front. French doors opening onto the rear garden. Feature fireplace with inset gas fire and stone surround. Radiator. Door into:

### Dining Room

13' 1" x 8' 11" (3.99m x 2.72m) Engineered oak flooring. Radiator. Double glazed window to side. Door into living room.

### Kitchen

13' 1" x 9' 5" (3.99m x 2.87m) Paula Rosa kitchen with a range of wall and base level units with granite work surfaces over. Integrated fridge/freezer, dishwasher and washing machine. Inset gas hob with stainless steel extractor hood over. Fitted eye level AEG electric double oven. Tiled flooring. Double glazed window to side and double glazed window and door opening onto the driveway.



## FIRST FLOOR

### Landing

Double glazed window to front. Doors to all bedrooms and bathroom.

### Bedroom 1

12' 11" x 11' 1" (3.94m x 3.38m) Double glazed window to rear. Radiator. Built in wardrobes. Door into:

### En-Suite Shower Room

Three piece suite comprising separate shower cubicle, low level wc and wall mounted wash hand basin. Built in shelving. Fully tiled walls and tiled floor. Heated towel rail. Radiator. Obscure double glazed window to side.

### Bedroom 2

13' 7" x 9' 5" (4.14m x 2.87m) Double glazed window to side. Radiator.

### Bedroom 3

12' 0" x 8' 11" (3.66m x 2.72m) Double glazed window to front. Radiator.

### Bedroom 4

11' 1" x 6' 9" (3.38m x 2.06m) Double glazed window to front. Radiator.

## Family Bathroom

Three piece suite comprising low level wc, wall mounted wash hand basin, panel enclosed bath with shower over and glass side screen. Fully tiled walls and tiled flooring. Heated towel rail. Obscure double glazed window to side.

## OUTSIDE

### Front Garden

Laid mainly to lawn with paved pathway to front door and mature shrub borders. Block paved driveway providing parking for 2 cars, leading to single garage.

### Rear Garden

Enclosed by timber fencing and laid mainly to lawn with paved patio area. Gated access to front. Shed to remain. Outside socket.

### Garage

Up & over door with power & light connected.

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

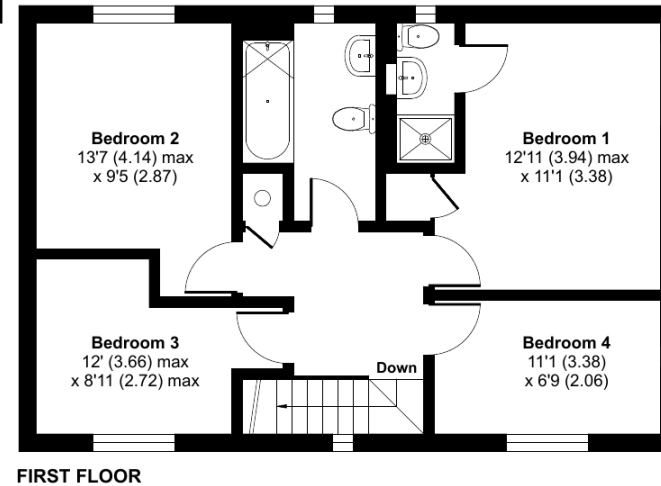
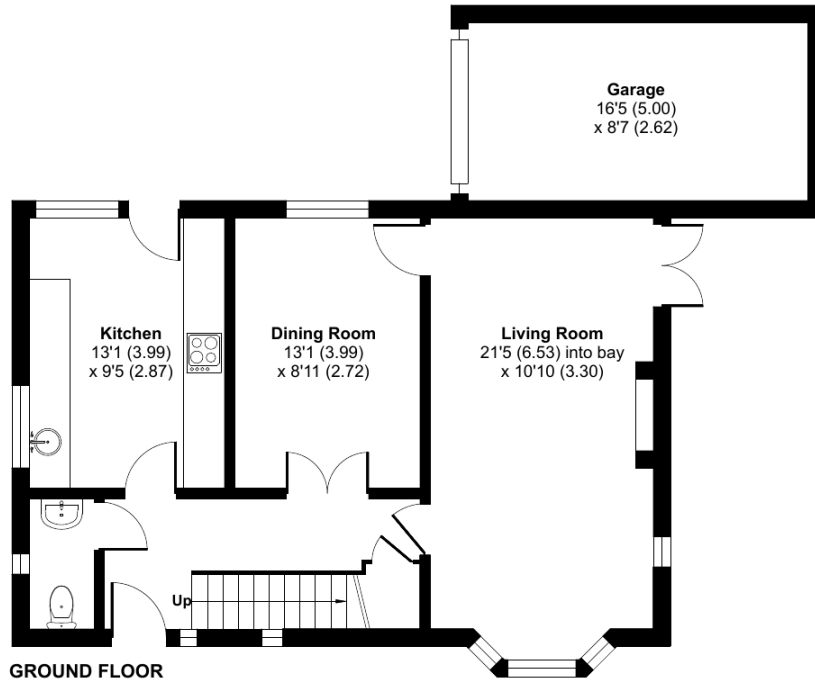




Approximate Area = 1221 sq ft / 113.4 sq m  
 Garage = 143 sq ft / 13.2 sq m  
 Total = 1364 sq ft / 126.6 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C	75	
(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 2024. Produced for Country Properties. REF: 1089058

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

Viewing by appointment only

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