



43, Eisenhower Road

Shefford,  
Bedfordshire, SG17 5UP

Offers in Excess of: £350,000

COUNTRY PROPERTIES  
PART OF HUNTERS

This three bedroom detached home with mature rear garden, garage and parking is situated within walking distance of town centre shops and amenities.

- Living room and separate dining area
- Master bedroom with en-suite shower room
- Double glazing and gas radiator heating
- Garage and driveway parking
- Mature rear garden
- Lovely countryside walks
- Well regarded local schooling

## GROUND FLOOR

### Entrance Porch

Obscure double glazed window to front. Wood effect flooring. Radiator. Door into:

### Living Room

13' 4" (max) x 11' 0" (mn) (4.06m x 3.35m)  
Double glazed window to front. Feature fireplace with timber surround and marble hearth. Stairs rising to first floor with understairs storage cupboard. Archway to:

### Dining Room

9' 2" x 7' 8" (2.79m x 2.31m) Double glazed french doors opening onto the rear garden. Radiator.

### Kitchen

11' 8" x 9' 3" (3.56m x 2.82m) A range of wall and base units with grey worksurfaces and tiled splashbacks. Inset ceramic one & half bowl sink with drainer and swan neck mixer tap over. Fitted electric oven and gas hob with extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Wall mounted gas boiler. Radiator. Double glazed window to rear. Door to side providing access to rear garden.



## FIRST FLOOR

### Landing

Access to loft space. Obscure double glazed window on half landing. Radiator. Airing cupboard housing hot water cylinder and shelving. Storage cupboard. Doors to all rooms.

### Bedroom 1

12' 8" (max) x 9' 4" (max) (3.86m x 2.84m)  
Double glazed window to rear. Radiator.  
Door to:

### En-Suite Shower Room

Suite comprising shower cubicle, wash hand basin with cupboard under and low level flush wc. Partially tiled walls. Extractor. Obscure double glazed window to side.

### Bedroom 2

10' 9" (max) x 10' 5" (max) (3.28m x 3.17m)  
Double glazed window to front.  
Radiator.

### Bedroom 3

9' 1" x 7' 5" (2.77m x 2.24m)  
Double glazed window to front. Radiator.

### Bathroom

Suite comprising panel enclosed bath, low level flush wc and vanity wash hand basin. Partially tiled walls. Extractor. Radiator. Obscure double glazed window to rear.

## OUTSIDE

### Front Garden

Laid mainly to lawn with flower/shrub borders. Gated access to rear garden. Driveway providing off road parking for one car and access to garage.

### Rear Garden

Laid mainly to lawn with paved patio area and well stocked flower/shrub borders. Cold water tap. Gated access to front.

### Garage

Up & over door to front.

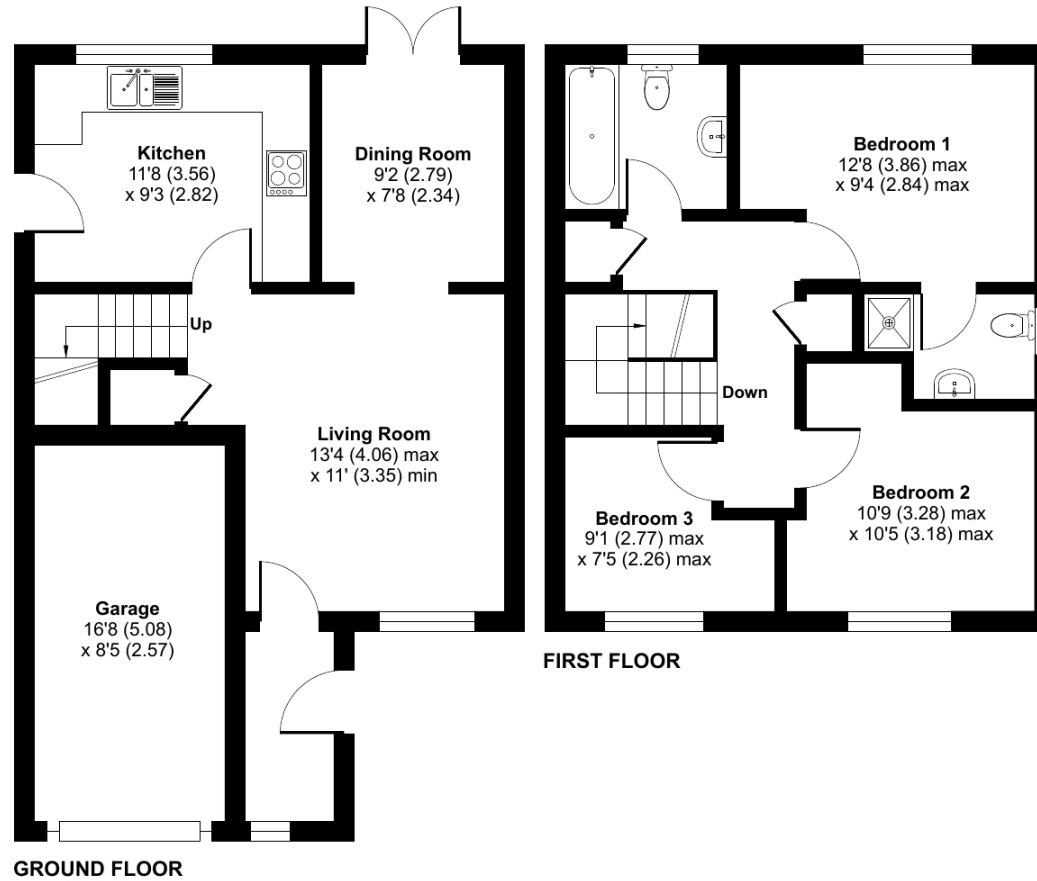
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





Approximate Area = 872 sq ft / 81 sq m  
 Garage = 127 sq ft / 11.8 sq m  
 Total = 999 sq ft / 92.8 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(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		86	71
		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: 980110



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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