



2, Lyspitt Common

Meppershall,
Bedfordshire, SG17 5GZ
O.I.E.O £500,000

country
properties

This attractive and well presented 'chain free' 4 bedroom detached home with garage and westerly aspect rear garden is situated in a quiet cul-de-sac within the popular village of Meppershall. Close to village amenities, highly regarded schooling and countryside walks.

- Feature bay windows
- Integrated kitchen with separate utility room
- Dual aspect living room with feature fireplace and french doors opening onto the rear garden
- Master bedroom with en-suite shower room
- Village amenities include bakers, post office, convenience store, community centre, 'Sugar Loaf' pub and lower school
- Short drive to the market town of Shefford and Arlesey station for direct train links into London

GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Wood effect flooring. Airing cupboard housing hot water cylinder. Radiator. Doors into cloakroom, dining room, living room and kitchen.

Cloakroom

Suite comprising low level wc and wash hand basin with tiled splashback. Tiled flooring. Radiator. Obscure double glazed window to front.

Dining Room

15' 11" (into bay) x 13' 2" (max) (4.85m x 4.01m) Dual aspect with double glazed sash bay windows to the front and further window to side. Under stairs storage cupboard. Radiator.

Living Room

16' 0" x 13' 1" (4.88m x 3.99m) Dual aspect with double glazed window to side and French doors opening onto the rear garden. Feature stone fireplace with electric fire inset. Radiator.

Kitchen/Breakfast Room

12' 4" (max) x 10' 1" (max) (3.76m x 3.07m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset one & half bowl sink with drainer and mixer tap over. Integrated dishwasher. Gas hob with stainless steel extractor hood over and electric oven under. Tiled flooring. Double glazed window to rear. Door into:



Utility Room

6' 0" x 5' 10" (1.83m x 1.78m) Base units with work surface and tiled splashbacks. inset stainless steel sink and drainer unit with mixer tap over. Space and plumbing for washing machine and tumble dryer. Wall mounted gas boiler. Extractor fan. Double glazed window to side and door to rear garden.

FIRST FLOOR

Landing

Access to partially boarded loft space. Radiator. Double glazed window to side. Doors to all bedrooms and family bathroom.

Bedroom 1

13' 0" x 12' 5" (3.96m x 3.78m) Dual aspect room with double glazed windows to side and rear. Built-in wardrobes. Radiator. Door into:

En-Suite Shower Room

Three piece suite comprising corner shower cubicle, wall mounted sink and low level wc. Half tiled walls and tiled flooring. Heated towel rail. Shaver point. Extractor. Obscure double glazed window to rear.

Bedroom 2

13' 2" (max) x 12' 8" (into bay) (4.01m x 3.86m) Double glazed sash bay windows to front. Built-in wardrobes. Radiator.

Bedroom 3

10' 9" (max) x 8' 8" (3.28m x 2.64m) Double glazed window to rear. Radiator.

Bedroom 4

10' 11" (max) x 9' 0" (3.33m x 2.74m) Double glazed window to front. Radiator.

Family Bathroom

Three piece suite comprising panel enclosed bath with shower attachment, wall mounted sink and low level wc. Heated towel rail. Shaver point. Extractor. Half tiled walls and tiled flooring. Obscure double glazed window to front.

OUTSIDE

Front Garden

Lawn area to front and side with shrub border. Block paved driveway providing off road parking and access to garage. Pathway with gated access to rear garden. External light.

Rear Garden

Laid mainly to lawn with paved patio area and flower/shrub borders. External lights. Pathway with gated access to front and personal door to garage.

Garage

Electric door to front with personal door to the side.

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





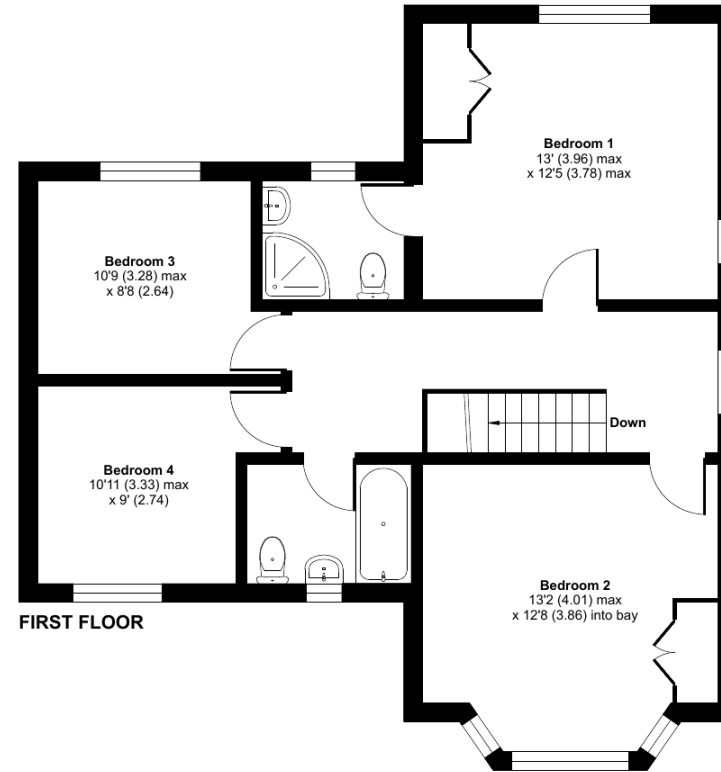
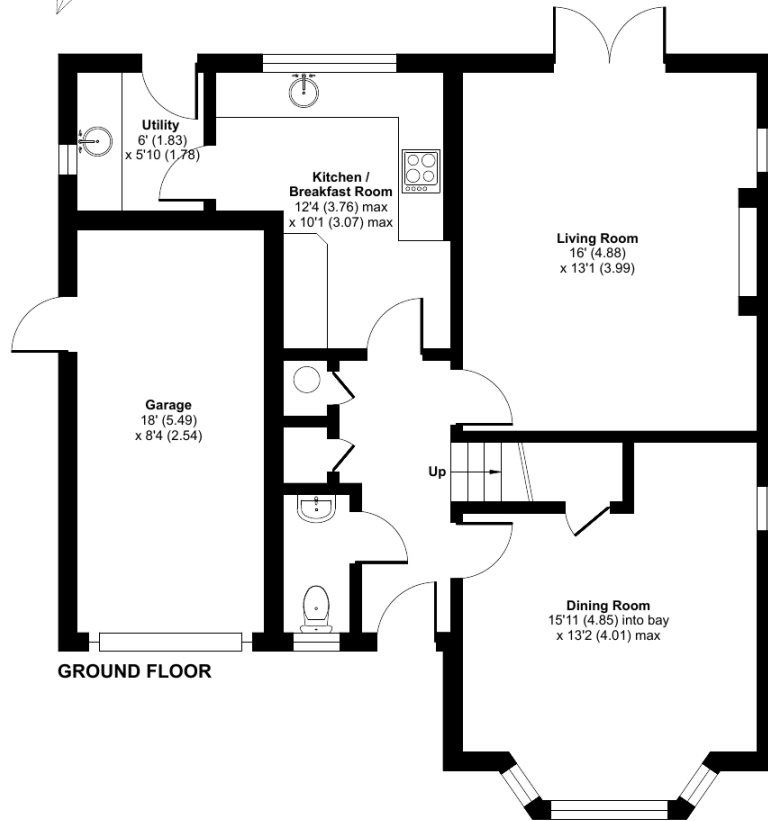
Approximate Area = 1397 sq ft / 129.7 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1547 sq ft / 143.6 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		84
(81-91)	B		
(69-80)	C		74
(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: 1067206

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Viewing by appointment only

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