



# 12, Scotgrange Meadow

Shefford,  
Bedfordshire, SG17 5PU  
Offers in Excess of: £425,000

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properties

This stunning three bedroom home offers stylish and contemporary accommodation throughout with a sunny south facing rear garden. Located in a sought after cul-de-sac location with only a short stroll to the town centre offering a variety of shops, pubs and restaurants.

- Stylish kitchen with integrated appliances and Silestone worksurface
- Underfloor heating to the ground floor accommodation
- Sunny south facing rear garden
- Built in 2019 with remaining 10 year warranty
- Extended living/dining room with french doors opening onto the rear garden
- Large (28ft) top floor main bedroom with fitted wardrobes and en-suite shower room
- Close to well regarded school catchments



## GROUND FLOOR

### Entrance Hall

Karndeane flooring with underfloor heating. Stairs rising to first floor with under stairs storage cupboard. Doors into cloakroom, kitchen and living/dining room.

### Cloakroom

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

### Kitchen/Breakfast Room

18' 10" x 6' 4" (5.74m x 1.93m) A range of wall and base units with Silestone worksurfaces and upstands. Fitted electric oven & halogen hob with Silestone splashback and extractor hood over. Inset one & half bowl sink with mixer tap over. Integrated microwave, dishwasher, washer/dryer and under counter fridge and freezer. Cupboard housing wall mounted gas boiler. Pull down storage cupboard. Breakfast bar. Karndeane flooring with underfloor heating. Double glazed window to front, with fitted shutters plus further window to side.

### Living/Dining Room

18' 8" (max) x 13' 4" (max) (5.69m x 4.06m) Double glazed french doors opening onto the rear garden incorporating the extension with a solid and curved ceiling and double glazed windows to all three sides. Stone effect feature wall. Karndeane flooring with underfloor heating.

## FIRST FLOOR

### Landing

Stairs rising to 2nd floor accommodation. Doors into bedrooms 2, 3 and family bathroom.

### Bedroom 2

13' 5" x 8' 11" (4.09m x 2.72m) Two double glazed windows to front. Radiator. Built-in double wardrobe, low level cupboard, two sets of drawers and a linen basket.

### Bedroom 3

13' 4" x 9' 4" (4.06m x 2.84m) Two double glazed windows to rear. Radiator. Built-in wardrobes.



## Bathroom

Three piece suite comprising panel enclosed bath with shower attachment and glass side screen, wash hand basin and low level wc with concealed cistern. Heated towel rail. Partially tiled walls and tiled flooring. Extractor fan. Obscure double glazed window to side.

## SECOND FLOOR

### Landing

Door into:

### Bedroom 1

28' 0" (max) x 10' 0" (max) (8.53m x 3.05m)  
Dual aspect room with double glazed window to front and two Velux windows to the rear, with fitted blinds. Two radiators. A range of fitted wardrobes, bedside cabinets and over bed storage cupboards. Built-in cupboard. Access to loft space. Wood effect flooring. Door into:

### En-Suite Shower Room

Three piece suite comprising double shower cubicle, low level wc with concealed cistern and vanity wash hand basin. Partially tiled walls and matching tiled flooring. Chrome heated towel rail. Extractor fan. Double glazed Velux window to front.



## OUTSIDE

### Front Garden

Laid to slate with paved pathway to front door. External light.

### Rear Garden

Laid mainly to lawn with paved patio area, fully enclosed with gated access to the driveway. External light.

### Parking

Block paved driveway to the rear (the owner has a shed on the driveway, so currently has only space for one car, this can easily be removed and parking for 2 cars reinstated). Gated access to the rear garden.

## AGENT NOTE:

The vendor informs us there is a management company associated with this property for the upkeep of the communal areas within Scotgrange Meadow, with a payment of £511.00 each year - we understand the director of the management company lives on the development.

We advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

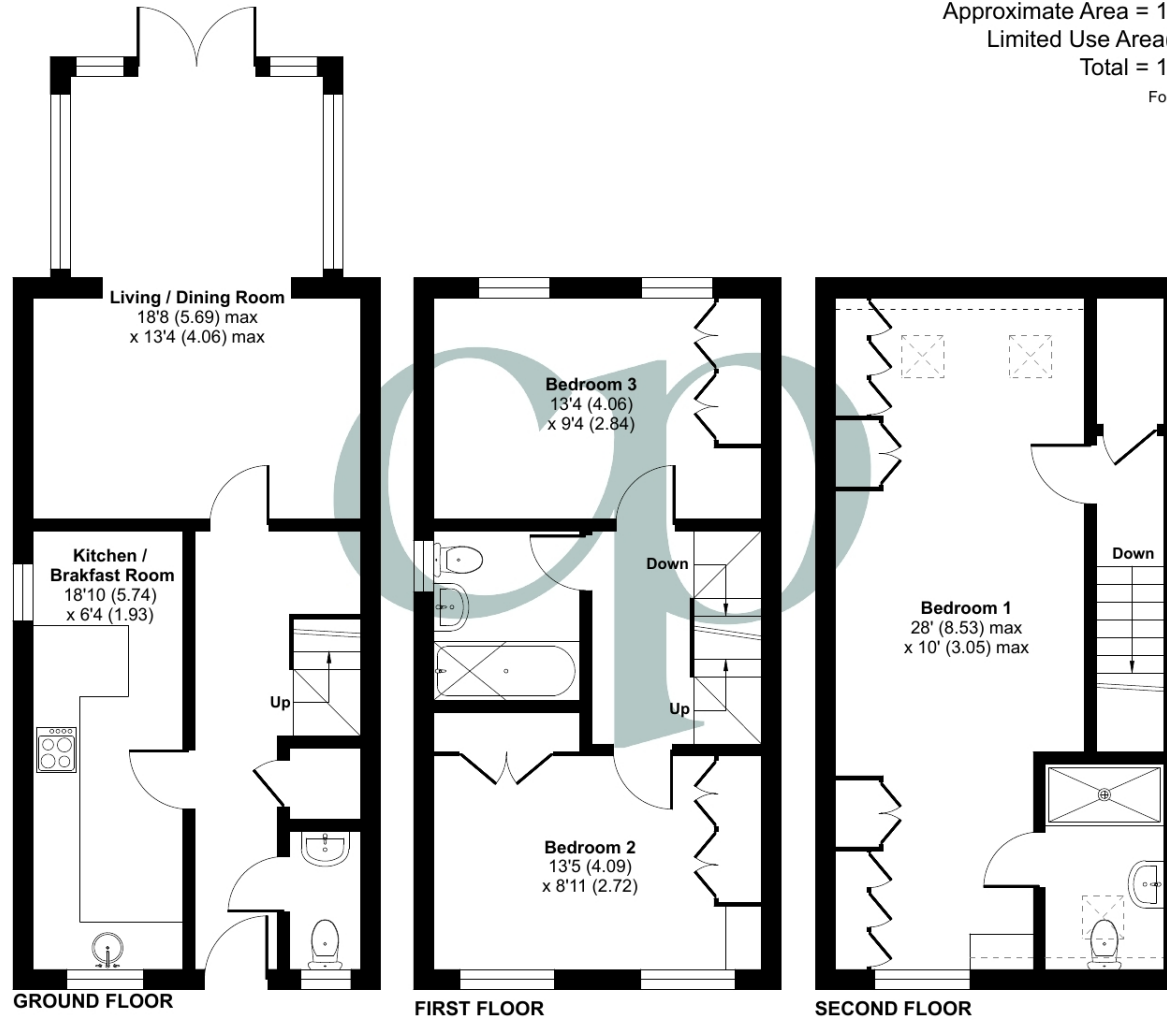
PRELIMINARY DETAILS - NOT YET APPROVED  
AND MAY BE SUBJECT TO CHANGES



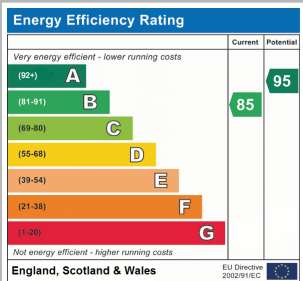




Approximate Area = 1267 sq ft / 117.7 sq m  
Limited Use Area(s) = 9 sq ft / 0.8 sq m  
Total = 1276 sq ft / 118.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1135242



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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