



12, Plough Lane

Shefford,  
Bedfordshire, SG17 5GF  
£600,000

country  
properties



This beautifully presented four-bedroom detached home is located on the highly desirable St Francis Park development. Offering spacious and versatile accommodation throughout, the property features a generous 25ft kitchen/breakfast room, a separate study, and an additional family room—ideal for modern living. Perfectly positioned for convenient access to local amenities and well-regarded schools, this home is an excellent choice for families seeking comfort, space, and a sought-after location.

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor. Understairs storage cupboard with power & light. Radiator. Wood effect flooring. Doors into all rooms.

### Cloakroom / Utility

Suite comprising low level WC with concealed cistern and pedestal wash hand basin. A range of fitted cupboards with wood effect worksurfaces over. Integrated washing machine. Radiator. Tiled Flooring. Obscure double glazed window to side.

### Study

8' 5" x 6' 7" (2.57m x 2.01m) Double glazed window to front. Radiator.

### Living Room

17' 5" x 11' 7" (5.31m x 3.53m) Double glazed bay window to front. Radiator. Wood effect flooring. Part glazed double doors opening into:

### Kitchen / Dining Room

A range of wall & base units with wood effect worksurfaces and upstands. Inset 5 ring gas hob with glass splashback and stainless steel extractor hood over. Inset one & a half bowl stainless steel sink with drainer and swan neck mixer tap over. Fitted eye level electric double oven and grill. Integrated dishwasher and fridge/freezer. Wall cupboard housing gas boiler. Two radiators. Tiled flooring. Double glazed window and French doors with sidelights opening onto rear garden.

### Family Room

11' 1" x 9' 10" (3.38m x 3.00m) Current owners use as a bar area. Radiator. Personal door into games room.

## FIRST FLOOR

### Landing

Access to loft space. Airing cupboard housing Megaflow hot water cylinder. Doors into all rooms.



## Bedroom 1

16' 7" x 11' 7" (5.05m x 3.53m) Double glazed bay window to front. Fitted double wardrobe. Radiator. Door into:

## En-suite Shower Room

Three piece suite comprising low level WC with concealed cistern, pedestal wash basin and double shower cubicle. Heated towel rail. Ceramic tiled flooring. Extractor.

## Bedroom 2

12' 9" x 9' 3" (3.89m x 2.82m) Double glazed window to rear. Fitted double wardrobe. Radiator.

## Bedroom 3

10' 4" x 10' 0" (3.15m x 3.05m) Double glazed window to front. Fitted wardrobe. Radiator.

## Bedroom 4

10' 7" x 8' 2" (3.23m x 2.49m) Double glazed window to rear. Fitted wardrobe. Radiator.

## Family Bathroom

Three piece suite comprising pedestal hand wash basin, low level WC and panel enclosed bath with shower over and glass side screen. Heated towel rail. Extractor. Obscure double glazed window to side.

## OUTSIDE

### Front Garden

Laid mainly to lawn with central pathway to front door. Driveway providing side by side parking for 2 cars. External light. Gated access to rear garden.

### Rear Garden

South easterly aspect rear garden with artificial lawn and paved patio area. Further patio area with flower / shrub borders. Personal door into Gym. Door into storage area. External light. Hot tub (by separate negotiation). Enclosed with timber fencing with gated access to front.

### Store

10' 2" x 6' 11" (3.10m x 2.11m) Door to side leading to garden.

### Gym

10' 11" x 9' 7" (3.33m x 2.92m) Window to side. Door leading to garden. Power & light.

### Games Room

15' 0" x 9' 9" (4.57m x 2.97m) Garage conversion into Games Room. Personal door to rear garden.

### AGENT NOTE:

The owners advise there is a service charge for the property payable to WL Estate Management of approx. £140.00 per annum (payable every 6 months) for the upkeep of the communal / play areas.

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

PRELIMINARY DETAILS – NOT YET APPROVED AND  
MAYBE SUBJECT TO CHANGES



Approximate Area = 1614 sq ft / 149.9 sq m

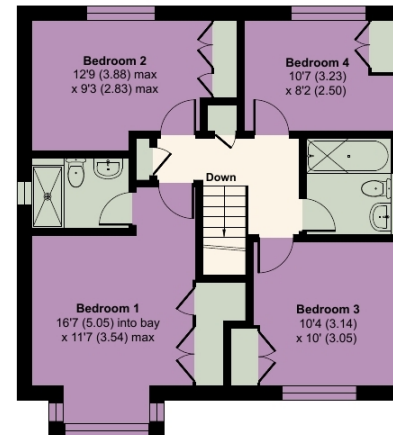
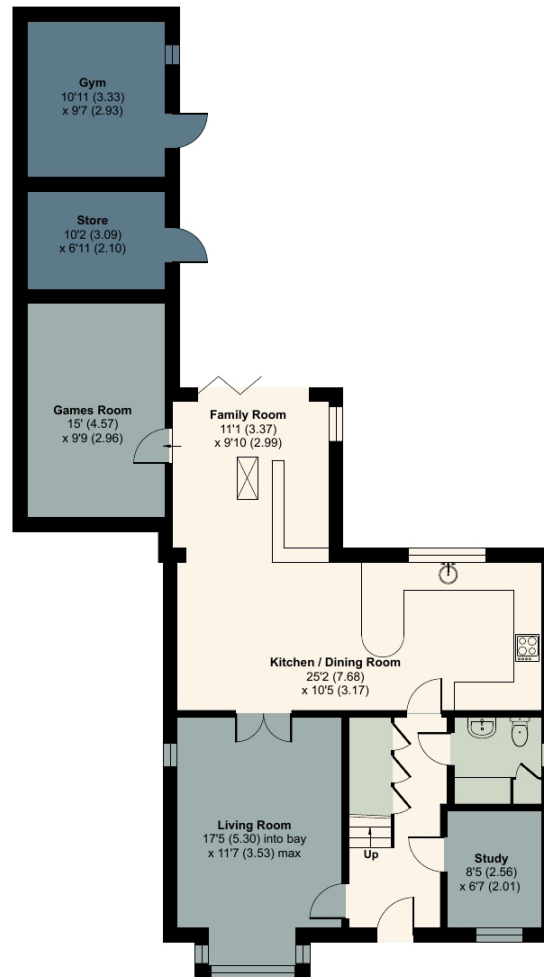
Outbuilding = 173 sq ft / 16 sq m

Total = 1787 sq ft / 166 sq m

For identification only - Not to scale



| Energy Efficiency Rating                    |          |           |
|---|----------|-----------|
|   | Current  | Potential |
| Very energy efficient - lower running costs |          |           |
| (92+)                                       | <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                   |          |           |



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Country Properties. REF: 1388667



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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