



35, Plough Lane

Shefford,
Bedfordshire, SG17 5GF
£343,000

country
properties

This spacious three bedroom end of terrace home with conservatory is arranged over three floors with a sunny landscaped rear garden, situated just a short stroll into Shefford town.

- Fully integrated stylish kitchen
- Spacious double glazed conservatory
- Master bedroom with en-suite shower room and built-in wardrobe
- Allocated off road parking for two cars with further visitors spaces
- Sunny rear garden with artificial lawn
- Children's play area close by

GROUND FLOOR

Entrance Hall

Wood effect flooring. Radiator. Stairs rising to first floor accommodation. Doors into kitchen, cloakroom and lounge.

Cloakroom

Suite comprising low level flush wc and pedestal mounted wash hand basin with tiled splashback. Ceramic tiled floor. Radiator. Obscure double glazed window to front.

Kitchen

9' 2" x 8' 10" (2.79m x 2.69m) A range of wall and base units with rolled edge worksurfaces and upstands. Inset stainless steel one & half bowl sink with drainer and mixer tap over. Built-in eye level Hotpoint electric double oven and 4-ring gas hob with stainless steel splashback and extractor hood over. Integrated fridge/freezer, dishwasher and Neff washing machine. Ceramic tiled flooring. Radiator. Wall mounted cupboard housing gas boiler. Double glazed window to front.

Living Room

15' 9" x 10' 11" (4.80m x 3.33m) Wood effect flooring. Two radiators. Understairs storage cupboard housing Megaflo hot water tank. Double glazed window to rear. Opening into conservatory.

Conservatory

14' 6" x 8' 11" (4.42m x 2.72m) UPVc double glazed construction on brick wall base with french doors opening onto the rear garden. Wood effect flooring. Radiator.



FIRST FLOOR

Landing

Doors into bedrooms 2, 3 and family bathroom. Door to further landing with double glazed window to front and stairs rising to second floor.

Bedroom 2

12' 6" x 9' 3" (3.81m x 2.82m) Double glazed window to rear. Radiator.

Bedroom 3

9' 3" x 7' 7" (2.82m x 2.31m) Double glazed window to front. Radiator.

Family Bathroom

Three piece suite comprising panel enclosed bath with mains shower and glass shower screen, low level flush wc and pedestal mounted wash hand basin. Ceramic tiled flooring and tiled splashbacks. Chrome heated towel rail. Extractor fan. Obscure double glazed window to rear.

SECOND FLOOR

Bedroom 1

15' 9" x 10' 8" (4.80m x 3.25m) Double glazed window to front. Radiator. Built-in double wardrobes with further eaves storage space. Door into:

En-Suite Shower Room

Three piece suite comprising double shower cubicle, low level flush wc and pedestal mounted wash hand basin. Tiled splashbacks and ceramic tiled flooring. Shaver point. Chrome heated towel rail. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Paved pathway to front door with gravel border. Outside light. Pathway to side of property leading to rear.

Two allocated parking spaces directly in front of property.

Rear Garden

Paved patio area and laid to artificial lawn. Gated access to front. Cold water tap.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

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

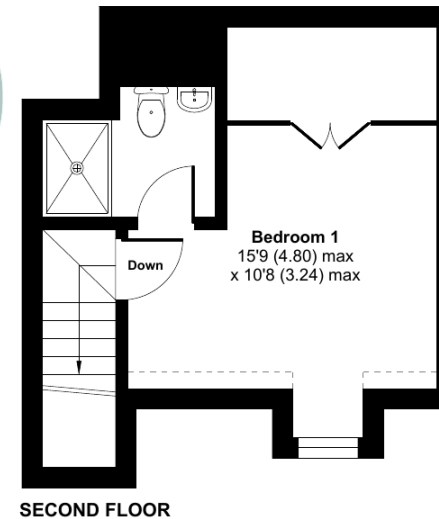
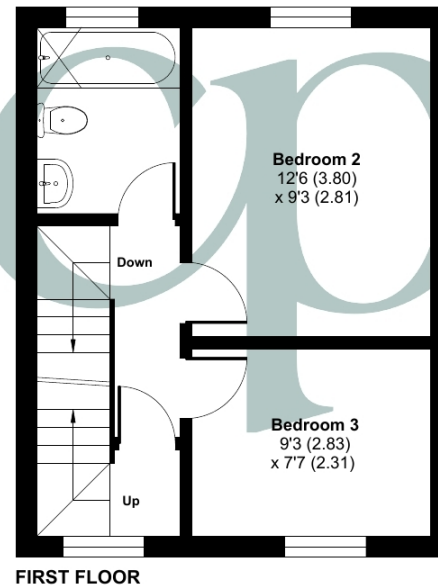
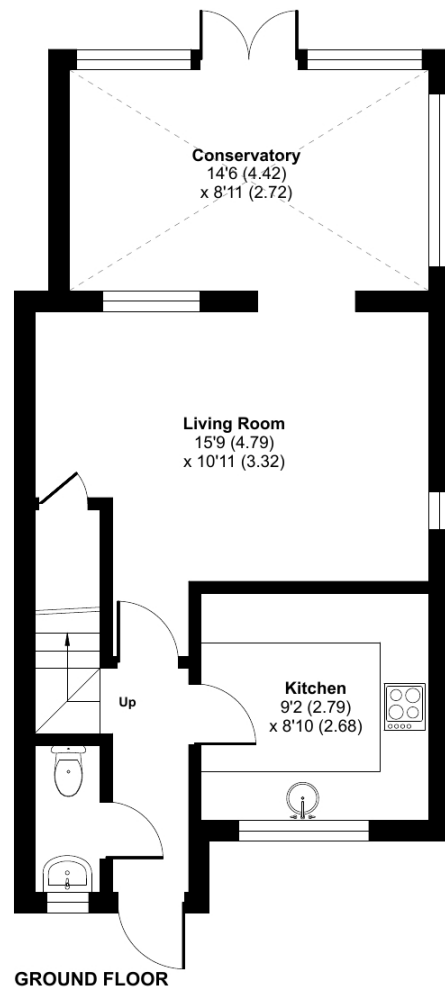


Approximate Area = 1039 sq ft / 96.5 sq m (excludes garage)

Limited Use Area(s) = 7 sq ft / 0.6 sq m

Total = 1046 sq ft / 97.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Country Properties. REF: 1309703

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Viewing by appointment only

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