



45, Odell Way

Shefford,  
Bedfordshire, SG17 5SW  
O.I.E.O £575,000

country  
properties



This impressive three double bedroom 'Leamington Lifestyle' executive style detached home built by Redrow Homes is beautifully presented throughout. The property is situated on the popular 'Lucas Gardens' in Shefford, just a short stroll to local amenities and highly regarded schooling.

- No Upward Chain!
- Beautifully presented throughout – just move in !
- 25ft stylish shaker style kitchen/breakfast family room and double doors out onto garden
- Bedroom 1 with walk in wardrobe and 4 piece en suite
- Separate utility room & downstairs cloakroom
- NHBC 10 year builders guarantee from 2022
- Bedroom 2 and Bedroom 3 both with en suite shower rooms
- A short drive to Arlesey train station for rail links into London and the North

## Ground Floor

### Entrance Hall

Stairs raising to first floor. Moduleo Select Dry plank flooring. Radiator. Door to storage cupboard. Doors into cloakroom, living room, kitchen/dining/family room

### Kitchen/Dining/Family Room

25' 9" x 15' 5" (7.85m x 4.70m) A range of wall and base units with roll edge worksurfaces over. Inset one and a half bowl stainless steel sink and drainer unit with swan neck tap over. Eye level electric oven and grill. Electric hob with stainless steel splashback. Space and plumbing for dishwasher. Integrated fridge freezer. Double glazed window to rear. Moduleo Select Dry plank flooring. Under stairs storage cupboard. Radiator. Double glazed double doors with wing windows onto rear garden.

### Utility Room

Wall and base units with roll edge worksurfaces over. Inset stainless steel sink and drainer unit with swan neck mixer tap over. Space and plumbing for washing machine. Wall mounted gas boiler. Radiator. Moduleo Select Dry plank flooring. Door to side gives access to driveway.

### Cloakroom

Low level wc, wash hand basin with tiled splashback. Feature obscure leaded light porthole circular window to front. Radiator. Moduleo Select Dry plank flooring.

### Living Room

17' 9" x 11' 10" (5.41m x 3.61m) Multipane leaded light double glazed walk in bay window to front, fitted with neutral shade blinds (to remain). Radiator. Moduleo Select Dry plank flooring.



## First Floor

### Landing

Loft access to part boarded loft with ladder and light.  
Doors to all rooms

### Bedroom 1

13' 6" into bay x 11' 11" (4.11m x 3.63m) Multipane leaded light double glazed walk in bay window to front.  
Radiator. Door into walk-in wardrobe.

### Walk In Wardrobe

8' 10" x 5' 4" (2.69m x 1.63m) Fitted hanging rails and shelving

### En-suite

Four piece en-suite: panel enclosed bath with tiled splashbacks, low level wc, pedestal wash hand basin. Double shower cubicle. Tiled splashbacks. Shaver point. Chrome heated towel rail. Moduleo Select Dry plank flooring. Multipane leaded light obscure double glazed window to front, fitted with blind (to remain). Airing cupboard housing hot water tank. Extractor fan.

### Bedroom 2

13' 3" x 9' 5" (4.04m x 2.87m) Double glazed window to rear. Radiator. Door leading to en suite

### En-suite

Shower cubicle, wash hand basin, low level wc. Moduleo Select Dry plank flooring. Extractor fan. Shaver point. Obscure double glazed window to side, fitted with blind (to remain).

### Bedroom 3

11' 3" x 11' 1" (3.43m x 3.38m) Double glazed window to rear. Radiator. Door leading to en suite

## En-suite

Comprising shower cubicle, wash hand basin, low level wc. Tiled splash backs. Moduleo Select Dry plank flooring. Heated towel rail. Extractor fan. Shaver point. Obscure double glazed window to rear, fitted with blind (to remain).

## Outside

### Front Garden

Laid to lawn with hedge screening to front. Pathway leading to front door, fitted with ring doorbell, security light with camera to driveway (items to remain).

### Rear Garden

Large paved patio area. Laid mainly to lawn with flower and shrub raised borders. Raised decked patio area. Water tap. Shed (to remain). Gated access to side. Paved driveway providing parking for 2-3 cars.

### Garage

20' 2" x 11' 2" (6.15m x 3.40m) Up and over door with power and light.

## Agents note

The vendor advises the service charge is £268 p.a (can be paid by monthly direct debit) - includes maintenance by the management company of the common areas such as green space and play area and contribution to the sink fund.

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

NHBC 10 year warranty starting from 2022

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

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



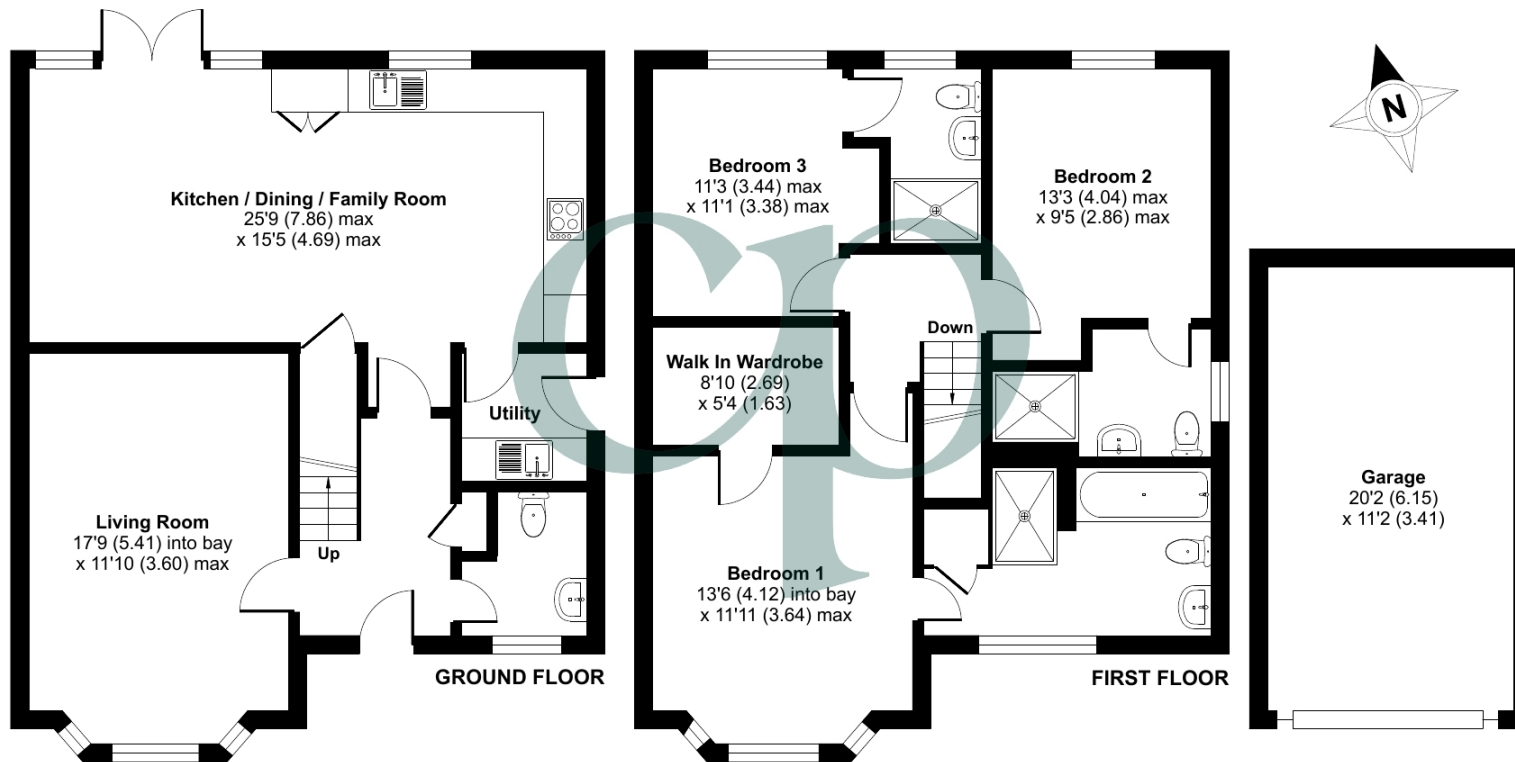
Approximate Area = 1410 sq ft / 130.9 sq m

Garage = 226 sq ft / 20.9 sq m

Total = 1636 sq ft / 151.8 sq m

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	93
(81-91)		
(69-80)	C	84
(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). © n°checom 2025. Produced for Country Properties. REF: 1302212

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## Viewing by appointment only

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