



# 11, Nightingale Mews

Shefford,  
Bedfordshire, SG17 5YX

Offers in Excess of: £340,000

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properties

This 3 bedroom mews style home arranged over three floors with garage and parking en-bloc, is situated in a popular cul-de-sac location just a short walk to well regarded schooling and High Street shops and amenities.

- Well presented – just move in!
- Double glazed Georgian style windows
- Living room with separate kitchen/dining room
- Ground floor cloakroom
- Top floor main bedroom with en-suite shower room
- Garage en-bloc to the rear
- Countryside walks on your doorstep
- Rental value approx £1,450 pcm

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation. Door into:

### Living Room

12' 8" x 11' 6" (3.86m x 3.51m) Double glazed window to front. Radiator. Understairs storage cupboard. Door into:

### Kitchen/Dining Room

15' 3" x 9' 5" (4.65m x 2.87m) A range of wall and base units with complementary worksurfaces and tiled splashbacks. Inset stainless steel one & half bowl sink with drainer and mixer tap over. Fitted electric double oven with gas hob and concealed extractor hood over. Space and plumbing for dishwasher and washing machine. Space for fridge/freezer. Wall mounted gas boiler enclosed in cupboard. Space for dining table. Double glazed window to rear. Door into:

### Inner Lobby

Space for tumble dryer. Door to rear garden. Door into:

### Cloakroom

Suite comprising low level wc and wash hand basin. Partially tiled walls. Radiator. Obscure double glazed window to rear.



## FIRST FLOOR

### Landing

Double glazed window to front. Radiator. Airing cupboard housing hot water cylinder. Doors into all rooms.

### Bedroom 2

12' 9" (max) x 8' 4" (3.89m x 2.54m)  
Double glazed window to front. Fitted wardrobe. Radiator.

### Bedroom 3

9' 11" x 8' 3" (3.02m x 2.51m) Double glazed window to rear. Radiator.

### Bathroom

Three piece suite comprising panel enclosed bath with shower over and glass side screen, low level wc and pedestal wash hand basin. Partially tiled walls. Obscure double glazed window to rear.

## SECOND FLOOR

### Bedroom 1

17' 4" (into bay) x 11' 3" (max) (5.28m x 3.43m) Double glazed window to front. Radiator. A range of fitted wardrobes. Access to loft space. Door into:

### En-Suite Shower Room

Three piece suite comprising shower cubicle, pedestal wash hand basin and low level wc. Partially tiled walls. Radiator. Velux window.

## OUTSIDE

### Front

External light.

### Rear Garden

Laid mainly to lawn with paved patio area and gated access to parking area/garage.

### Garage

En-bloc to the rear.

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

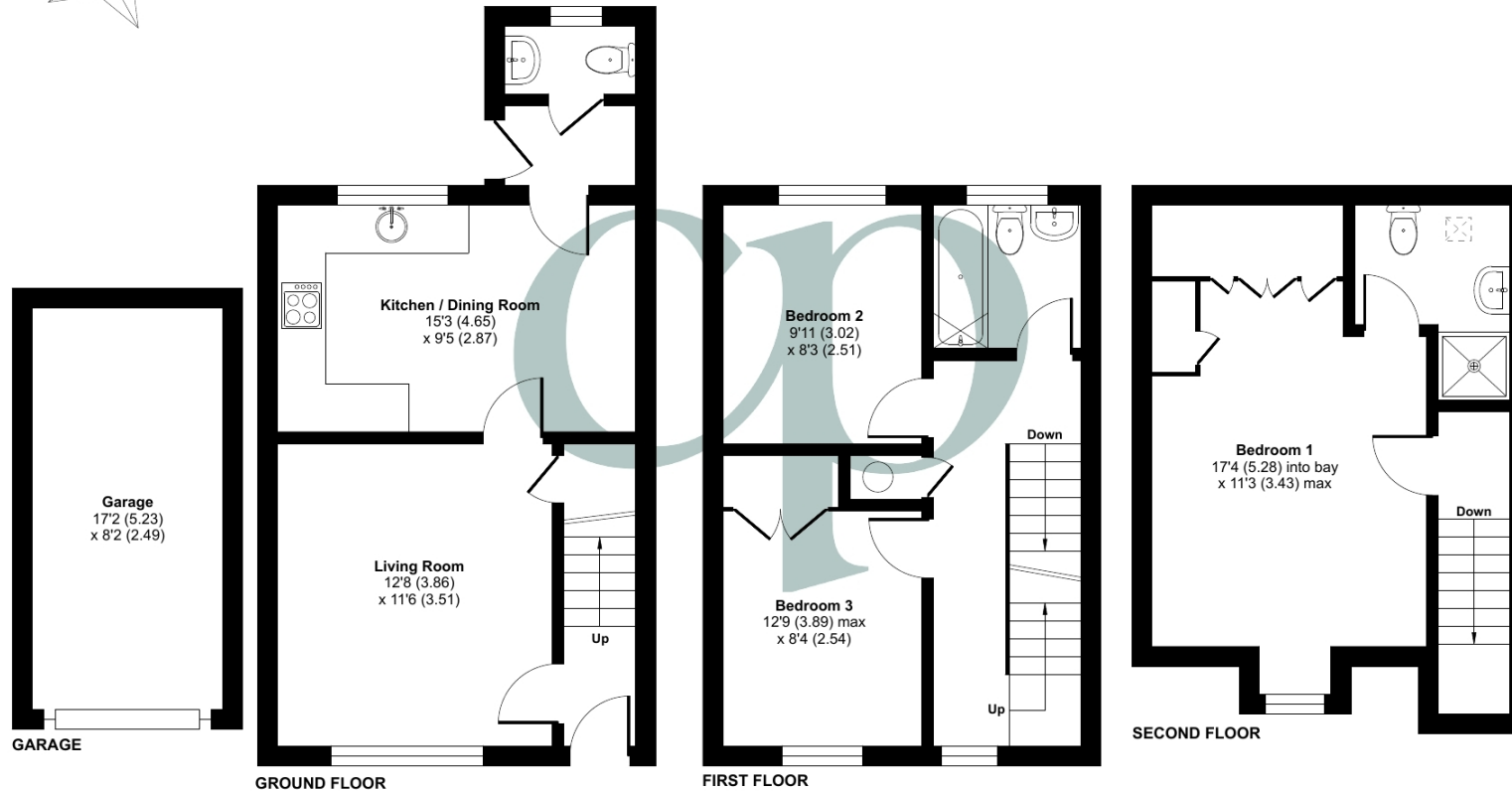




Approximate Area = 1013 sq ft / 94.1 sq m  
 Garage = 140 sq ft / 13 sq m  
 Total = 1153 sq ft / 107.1 sq m

For identification only - Not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		86
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		70
(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			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: 1096874

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

## Viewing by appointment only

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