



23, Fildyke Road

Meppershall, Shefford,
Bedfordshire, SG17 5LT

£450,000

country
properties

This chain-free three-bedroom semi-detached home offers spacious accommodation throughout and provides excellent potential to extend or adapt the current layout, subject to the necessary planning consents. Situated in the popular hilltop village of Meppershall, the property is ideally located just a short stroll from local schooling and village amenities

- Chain Free
- Beautifully presented throughout - just move in
- Ground floor Bathroom
- Generous mature rear garden
- Paved driveway provides off road parking for several cars
- A short drive to Arlesey train station for rail links into the city
- Stylish modern kitchen/breakfast room
- 19 ft Conservatory/Family Room

Ground Floor

Entrance Hall

Stairs rising to first floor accommodation. Door into kitchen/diner, Dining room, Lounge & Bathroom

Bathroom

Three piece suite comprising panel enclosed bath with shower over. Wash hand basin with vanity under & low level flush WC. Fully tiled. Radiator. Tiled flooring. Obscure double glazed window to front.

Kitchen/Breakfast Room

11' 1" x 9' 11" (3.38m x 3.02m) A range of high gloss wall & base units with complementary worksurfaces. Inset sink with drainer and swan neck mixer tap over. Electric cooker with extractor hood over. Opening into pantry. Tiled flooring. Obscure double glazed window to side with double glazed window to rear. Double glazed window into Conservatory.



Living Room

17' 0" x 10' 5" (5.18m x 3.17m) Double glazed window to front. Wood effect flooring. Two radiators. Feature fireplace fitted with electric effect fire. Double glazed window to Conservatory.

Conservatory

19' 2" x 12' 3" (5.84m x 3.73m) Built on a brick base with wooden windows. Tiled flooring. Radiator. Double glazed French doors with sidelights opening onto rear garden.

First Floor

Landing

Access to partially boarded loft space with light. Radiator. Doors to all rooms

Bedroom 1

16' 7" x 9' 7" (5.05m x 2.92m) Dual aspect double glazed window to front & rear. Built in wardrobe. Radiator.

Bedroom 2

11' 3" x 8' 6" (3.43m x 2.59m) Double glazed window to front. Built in wardrobe. Radiator.

Bedroom 3

7' 9" x 7' 2" (2.36m x 2.18m) Double glazed window to rear. Radiator.

Outside

Front Garden

Block paved driveway providing parking for several cars. Various shrub & flower borders.

Rear Garden

Laid mainly to lawn with large paved patio area and well stocked flower/shrub borders. Gated access to front.

Brick Built Storage Shed

10' 4" x 8' 5" (3.15m x 2.57m) Brick built storage shed

Agents Note

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

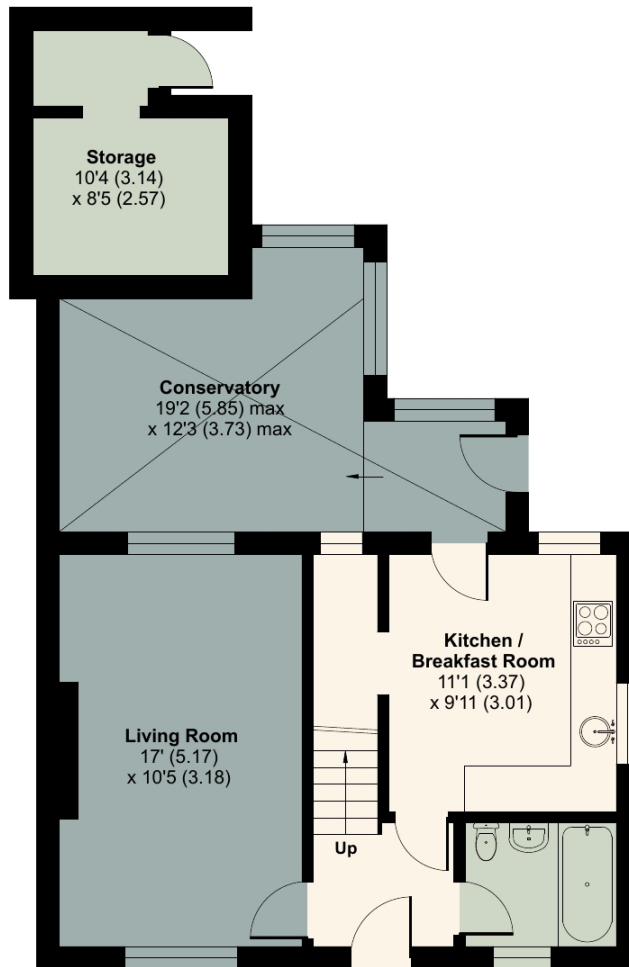


Approximate Area = 998 sq ft / 92.7 sq m
 Outbuilding = 76 sq ft / 7 sq m
 Total = 1074 sq ft / 99.7 sq m

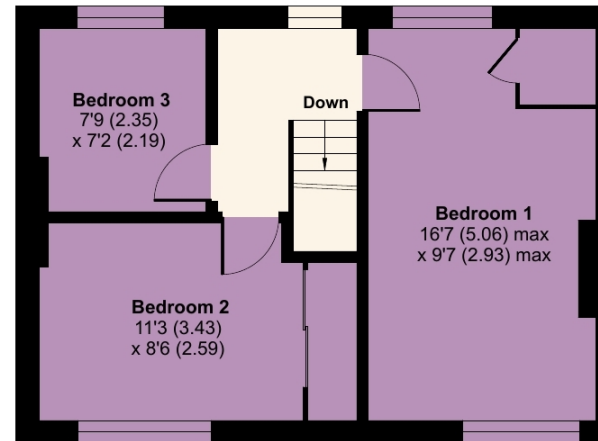
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales	71	78
	EU Directive 2002/91/EC	



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Country Properties. REF: 1397261



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Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG
 T: 01462 811822 | E: shefford@country-properties.co.uk
 www.country-properties.co.uk

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