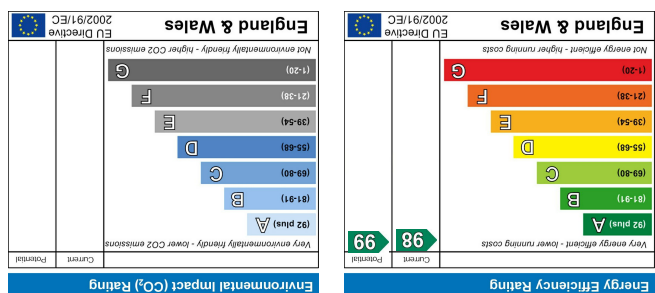




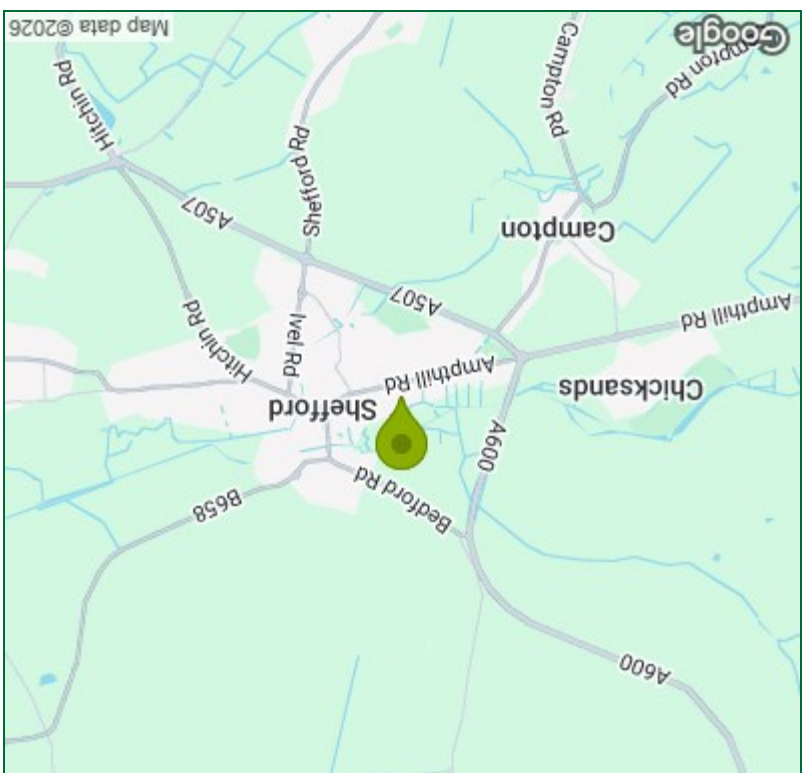
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Viewing

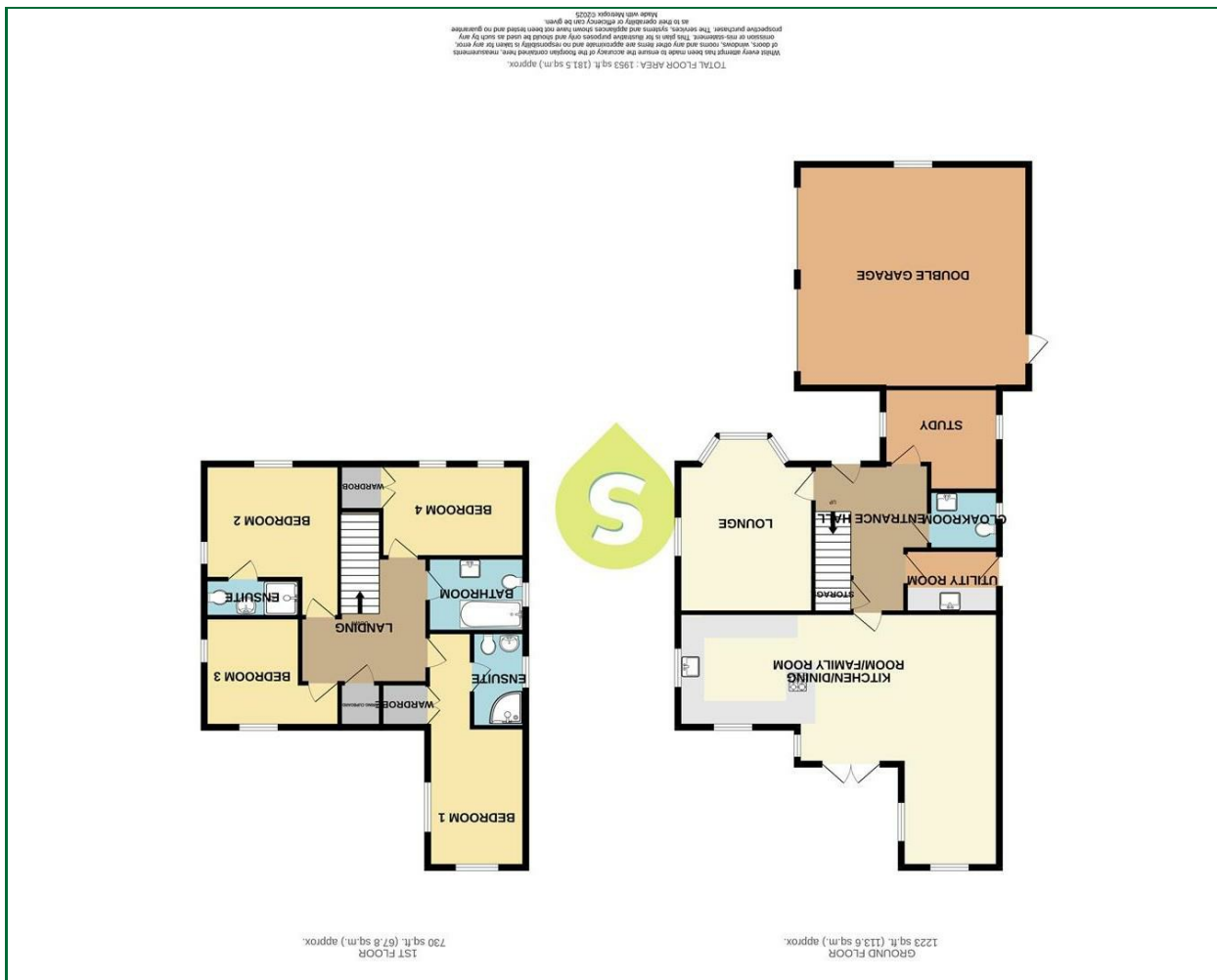
Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



Area Map



Floor Plan



Scotgrange Meadow,
Shefford | Beds
£675,000



Entrance Hall

Entrance door, stairs leading to first floor, under stairs cupboard.

Study

10'0" x 8'10"

Windows to front and side.

Lounge

15'3" x 11'7"

Dual aspect room with Bay window to front and window to side.

Cloakroom

White suite comprising of low level w.c, wash hand basin, inset spotlights, part tiled walls, window to side.

Utility

8'1" x 5'5"

Fitted base and wall mounted unit with quartz tops, inset stainless steel sink with mixer tap, cupboard housing wall mounted boiler, plumbing for washing machine and space for tumble drier, door to side.

Kitchen/Dining/Family Room

27'8" x 22'0"

A spacious L shaped room with multiple windows to side and rear and French doors onto garden. The well fitted kitchen comprises of a range of base and eye level units with quartz top work surfaces, inset stainless steel sink unit with mixer tap, integrated appliances to include two eye level ovens, induction hob, dishwasher and wine cooler, inset spotlights.

Landing

Access to all first floor rooms, airing cupboard housing hot water tank, radiator, access to loft space.



Bedroom One

11'10" x 8'5"

Dual aspect room with windows to rear and side, radiator, fitted double wardrobe.

Ensuite

White suite comprising of fully tiled shower cubicle with wall mounted shower, low level w.c, wash hand basin, heated towel rail, tiled floor, window to side.

Bedroom Two

13'2" x 11'10"

Dual aspect room with windows to front and side, radiator, door to:-

Ensuite

White suite comprising of fully tiled shower cubicle with wall mounted shower, low level w.c, wash hand basin, part tiled walls, heated towel rail, tiled floor.

Bedroom Three

12'5" x 9'8"

Dual aspect room with windows to rear and side, radiator.

Bedroom Four

12'4" x 8'0"

Two windows to front, radiator, fitted double cupboard.

Bathroom

White suite comprising of panel enclosed bath with mixer tap and shower attachment, low level w.c, wash hand basin, part tiled walls, tiled floor, heated towel rail, window to side.

Front Garden

Block paved driveway providing off road parking, paved path leading to front door, large lawned area enclosed by railing and hedging, additional garden area well stocked with plants,

Double Garage

20'2" x 19'3"

Two, electric roller doors, window to side, power and light, eave storage space, personal door to rear, electric car charging point.

Rear Garden

A fully enclosed low maintenance rear garden with paved patio area, rest laid mainly to lawn, additional patio area to rear of garden with large Gazebo providing a perfect area for alfresco dining, further garden to side of property extending to the front of house laid to lawn.

Agents Notes

Freehold.

Council; Tax Band F.

Solar panels installed on roof space.

Underfloor heating throughout the ground floor.

Service charge £62.25 PCM.

