



## 9 Nightingale Mews, Shefford, SG17 5YX

**Price Guide £360,000**

An exceptional three bedroom semi detached home located in a tucked away sought after location just a short walk to Shefford Town Centre and The Robert Bloomfield School. The property is presented in excellent order throughout and benefits a nicely fitted kitchen with integrated appliances, separate dining room, large lounge. On the first floor there are three bedrooms, master with en-suite and a family bathroom. Outside the property benefits from a large fully enclosed garden and allocated parking space.

### Entrance Hall

uPVC double glazed entrance door, stairs to first floor, radiator, uPVC double glazed window to front.

### Cloakroom

White suite comprising of low level w.c, pedestal wash hand basin, part tiled walls, radiator, fuseboard, uPVC double glazed window to front.

### Lounge 13'5" x 13'5" (4.1 x 4.1)



uPVC double glazed window to rear, understairs cupboard, two radiators.

### Dining Room 9'4" x 8'10" (2.86 x 2.7)



uPVC double glazed French doors to garden, opening into:-

### Kitchen 9'3" x 7'10" (2.83 x 2.41)

Range of base and eye level units with roll top work surfaces, porcelain sink with mixer tap, integrated dishwasher and washing machine, integrated oven with induction hob over, cupboard housing wall mounted gas boiler, uPVC double glazed window to front.

### Landing

uPVC double glazed window to front, radiator, cupboard housing hot water tank.

### Bedroom One 9'5" x 9'3" (2.89 x 2.84)



uPVC double glazed window to rear, radiator, recessed double wardrobe, door to:-

### En-suite



White suite comprising of large double shower cubicle with wall mounted shower, wash hand basin in vanity unit, low level w.c, heated towel rail, uPVC double glazed window to rear.

### Bedroom Two 9'11" x 8'10" (3.04 x 2.7)



uPVC double glazed window to rear, radiator.

### Bedroom Three 7'6" x 6'2" (2.3 x 1.9)

uPVC double glazed window to front, radiator.

## Bathroom



White suite comprising of panelled bath with mixer tap and wall mounted shower attachment, pedestal wash hand basin, low level w.c, part tiled walls, radiator, uPVC double glazed window to front.

## Front Garden

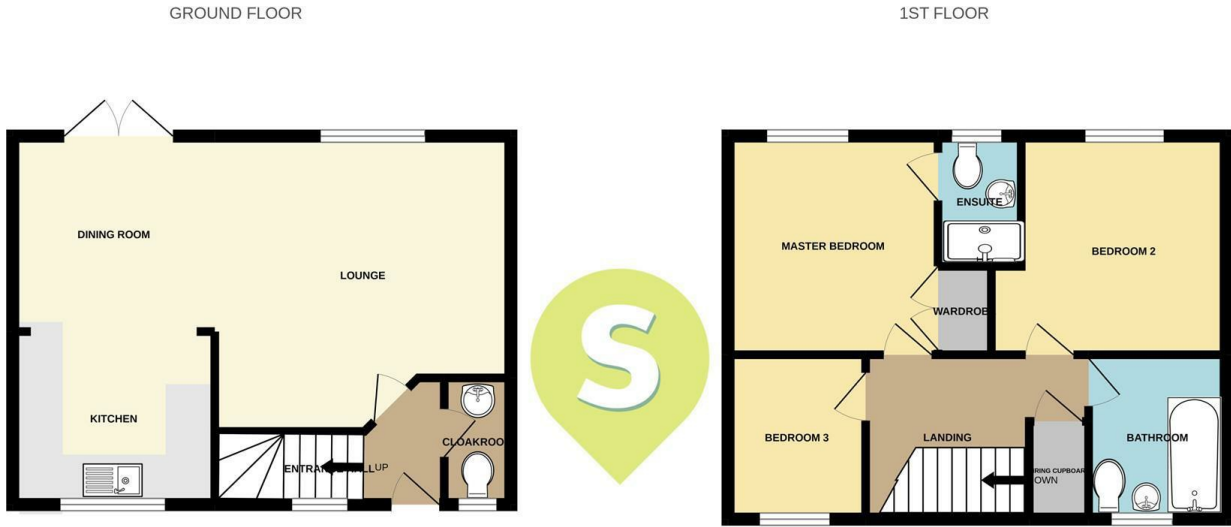
Allocated parking for one car, gated access to rear garden.

## Rear Garden



A large, fully enclosed garden with large decked area, rest laid mainly to artificial lawn well stocked with flowers and shrubs, gated access to rear.

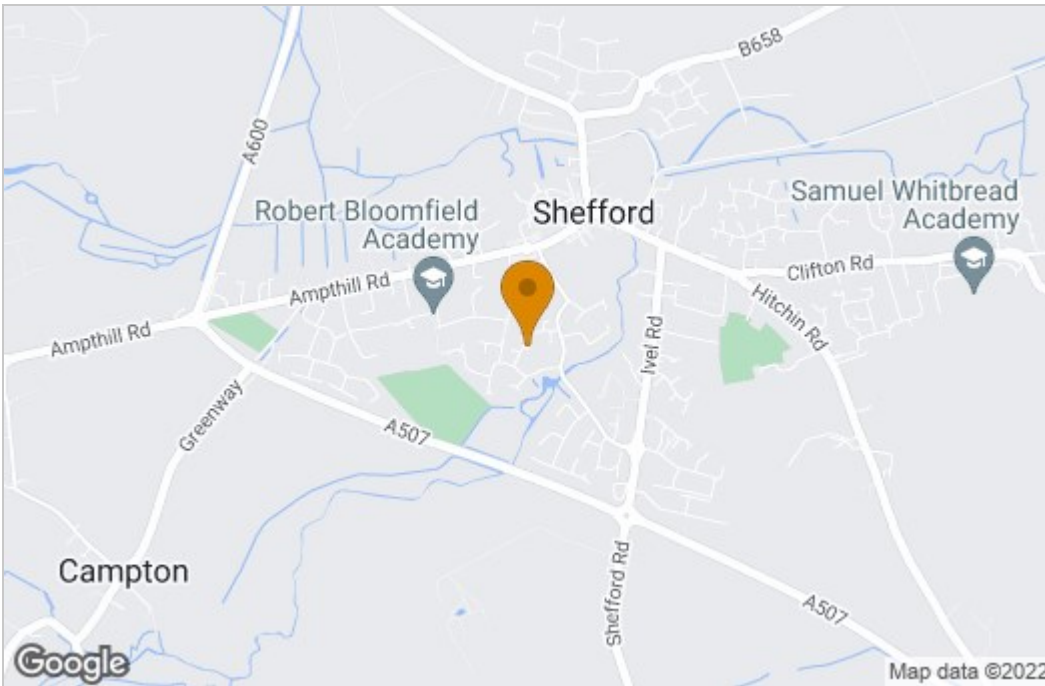
# Floor Plan



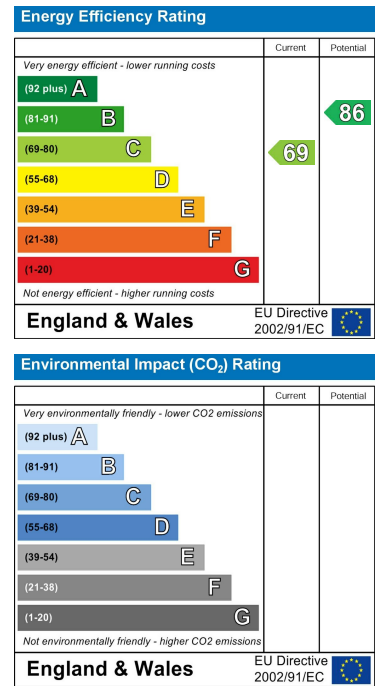
NIGHTINGALE MEWS - SHEFFORD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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