



# Scotgrange Meadow

Shefford, Beds. SG17 5PU

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# Scotgrange Meadow

Price - £510,000

Immaculate throughout and beautifully presented. Superbly located for local schools and shops. NO CHAIN.

With a high level of presentation from top to bottom and a location to match, this is a home that ticks all the boxes. Located conveniently for Shefford town centre and local schools, Hitchin Town and Arlesey mainline station (Kings Cross 35mins) are only a short drive away.

## MEASUREMENTS

**LOUNGE – 18'9 x 10'1 (5.72m x 3.07m)**

**KITCHEN/DINER 18'9 x 9'5 (5.72m x 2.87m)**

**UTILITY ROOM 6'10 x 5'5 (2.08m x 1.65m)**

**BEDROOM ONE 17'6 x 11'3 (5.33m x 3.43m)**

**Including Ensuite**

**BEDROOM TWO 15'3 x 9'7 (4.65m x 2.92m)**

**With some height restriction**

**BEDROOM THREE 10'9 x 9'7 (3.28m x 2.92m)**

**BEDROOM FOUR 11'3 x 8'3 (3.43m x 2.51m)**

**With some height restriction**

**BATHROOM 6'5 x 6'2 (1.96m x 1.88m)**

**SHOWER ROOM 7'8 x 7'0 (2.34m x 2.13m)**

## Ground Floor Accommodation

The entrance hall provides stairs to the first floor and access to a WC plus access to the lounge and kitchen/diner. The lounge offers significant space and has two attractive bay windows. The kitchen/diner is well equipped offering generous cupboard storage with quartz work surfaces and appliances. The dining area offers both a breakfast bar and space for a good sized dining table plus access to the garden. There is further access to the utility room with a door to the rear. All of the ground floor level benefits from hard wearing vinyl flooring with underfloor heating.

## First Floor Accommodation

The landing gives access to the master bedroom which benefits from an ensuite shower and fitted wardrobes, bedroom three and a family bathroom.

## Second Floor Accommodation

Access to bedrooms two and four in addition to a shower room, store cupboard and loft.

## Outside

An enclosed rear garden gives personal access to a single garage with electric door and a driveway in front for at least two cars.





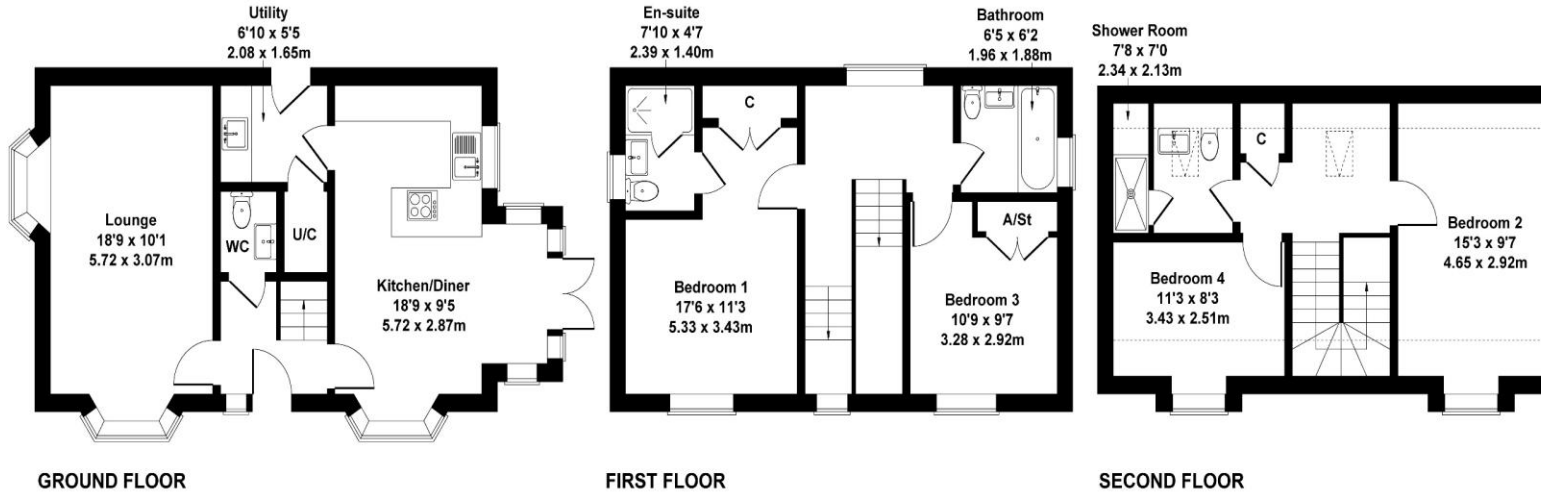
Call Chris MacSweeney to arrange a viewing on 07468 48 88 18



# FLOORPLAN

## Scotgrange Meadow

Approximate Gross Internal Area  
1436 sq ft - 133 sq m



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.