



**Connells**

Coneygate  
Meppershall Shefford



## Property Description

An extensive five bedroom family home arranged over three floors situated in the highly sought after village of Meppershall. Offering beautifully presented accommodation throughout including a fantastic newly fitted kitchen diner, lovely lounge, four double bedrooms and a single, two bathrooms and a further study. Externally is a very private rear garden, ample parking and a double length garage. This property also benefits from solar panels.

## Ground Floor

### Entrance Hall

Access to lounge, cloakroom, dining room and first floor. Amtico flooring.

### Cloakroom

Wash hand basin with Grohe mixer tap, WC and Amtico flooring.

### Lounge

20' 8" x 10' 8" ( 6.30m x 3.25m )

Two double glazed windows to front aspect and French doors to rear. Open fire with chimney, TV point, wooden floor and radiator.

## Dining Room

14' 8" x 10' 8" ( 4.47m x 3.25m )

Double glazed window to front aspect, wooden flooring and radiator.

## Kitchen

16' 10" x 10' ( 5.13m x 3.05m )

A new fully fitted kitchen with two double glazed windows to rear aspect, a range of wall and base units, work surfaces with splashback, Neff Slide and Hide oven, Neff fan assisted grill with integrated microwave, Neff 5-ring induction hob with cooker hood over, stainless steel sink with drainer, integrated appliances including Neff dishwasher, fridge freezer and Neff washer dryer, Amtico flooring and radiator. Door leading to rear garden.

## First Floor

### Landing

Double glazed window to front aspect and radiator. Stairs to second floor.

### Bedroom One

12' 2" x 10' 8" ( 3.71m x 3.25m )

Two double glazed window to front aspect, two double wardrobes and two radiators.

### En Suite

Double glazed frosted window to rear aspect, wash hand basin with Grohe mixer tap, Bristan shower cubicle, WC, extractor fan,

partly tiled, tiled flooring and heated towel rail.

### Bedroom Two

11' x 9' 11" ( 3.35m x 3.02m )

Double glazed window to rear aspect, double built-in wardrobes and radiator.

### Bedroom Three

10' 11" x 8' 3" ( 3.33m x 2.51m )

Two double glazed windows to front aspect, double wardrobe and radiator.

### Bathroom

Double glazed frosted window to rear aspect, wash hand basin with Grohe mixer tap, panelled bath, WC, extractor fan, spotlights, wooden flooring and heated towel rail.

### Second Floor

#### Landing

One double glazed skylight, laundry airing cupboard and access to Bedrooms 4 and 5.

### Bedroom Four

19' 2" x 11' ( 5.84m x 3.35m )

Dual aspect double glazed window to front and rear aspect, loft hatch, skylight and two radiators.

### Bedroom Five

13' into recess x 13' 5" ( 3.96m into recess x 4.09m )

Built-in wardrobes and two radiators.

### En Suite

Double glazed skylight, wash hand basin with mixer tap, shower cubicle, WC, tiled floor, spotlights and heated towel rail.

### Loft Space

Fully boarded and pull-down ladder.

### Outside

### Rear Garden

Tiered lawn and patio, access to garage.

### Parking

Dropped kerb parking.

### Garage

Double length garage with up and over door, solar panels on roof, power and lighting. Door leading to rear garden.

### Agent's Notes

Heating is controlled using a Tado Smart geolocation unit. The boiler was upgraded to a condensing unit seven years ago. The water tank has also been upgraded to a Gledhill Eco Torrent.









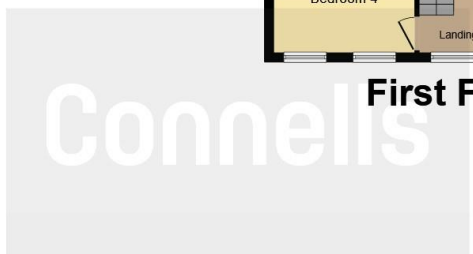
**Ground Floor**



**First Floor**



**Second Floor**



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**EPC Rating: B**

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Tenure: Freehold



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