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### Viewing

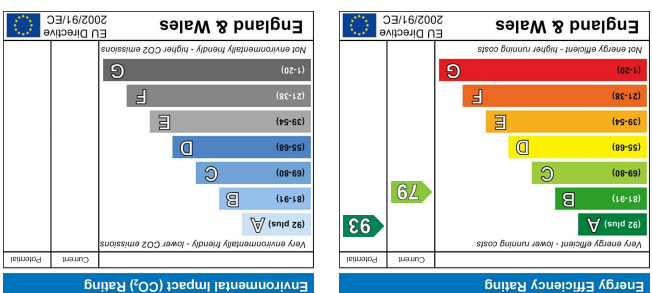
Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph



Plough Lane,  
Shefford 1 Beds  
£340,000



#### Entrance Hall

Entrance door, stairs leading to first floor, radiator.

#### Cloakroom

White suite comprising of low level w.c, wash hand basin, radiator, window to front.

#### Living Room

16'9" x 15'7"

French doors to garden, window to side, three radiators, understairs storage cupboard, opening into:-

#### Kitchen

9'5" x 8'0"

A well fitted kitchen with a range of base and eye level units with roll top work surfaces, one and a half stainless steel sink unit with mixer tap, integrated gas hob with stainless steel extractor hood over, integrated eye level double oven, integrated fridge/freezer, dishwasher and washing machine, tiled floor, inset spotlights, window to front.

#### Landing

Access to all first floor rooms.

#### Bedroom One

12'9" x 10'4"

Window to front, fitted wardrobes, radiator, door to:-

#### En-suite

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



#### Bedroom Two

10'4" x 8'11"

Window to rear, radiator.

#### Bedroom Three

10'4" x 6'4"

Window to rear, radiator.

#### Bathroom

White suite comprising of panel enclosed bath with mixer tap, wall mounted power shower, glass shower screen, heated towel rail, low level w.c, pedestal wash hand basin, inset spotlights, window to side.

#### Front Garden

Path leading to front door, decorative stone area with shrubs, gated access to rear garden.

#### Parking

Two allocated parking spaces.

#### Rear Garden

A fully enclosed, south facing garden with paved patio area, rest laid to lawn, garden shed, gated access to front.

#### Agents Notes

Freehold

Council Tax band C.

Annual service charge £TBC.

