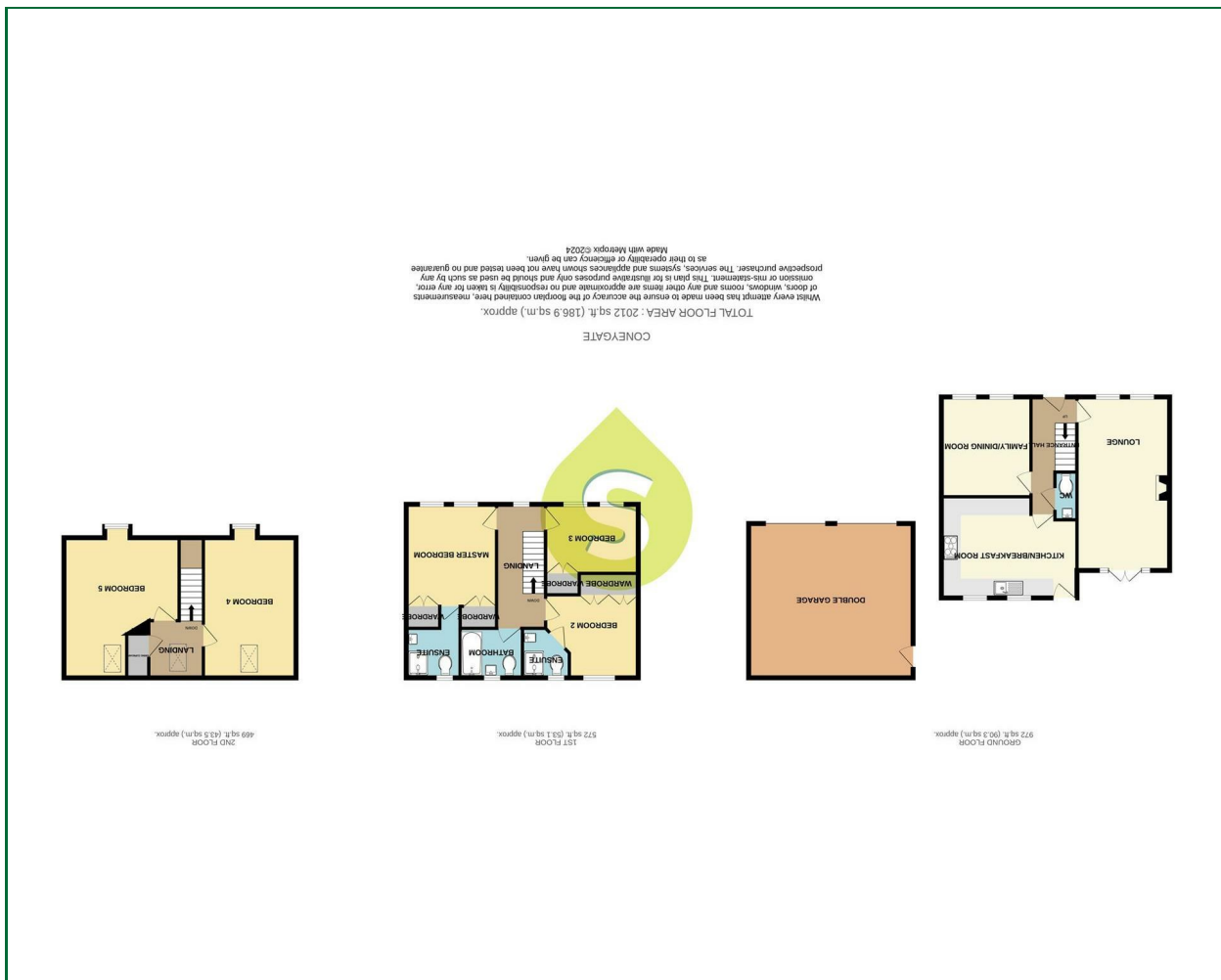




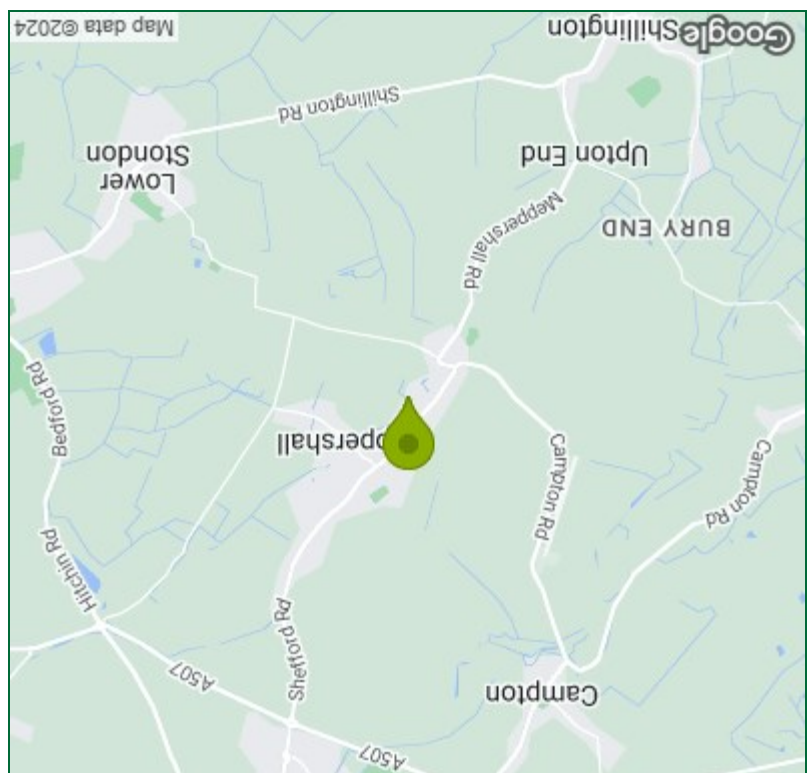
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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

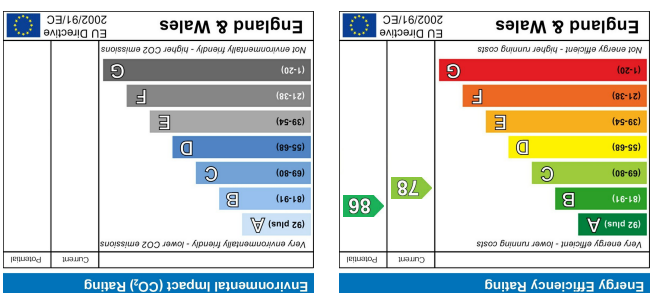
Please contact our Shefford Office on 01462 814087 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph



Coneygate,
Meppershall | 1 Beds
£650,000



Entrance Hall

Stairs leading to first floor, entrance door, radiator.

Cloakroom

White suite comprising of low level w.c, wash hand basin, part tiled walls, heated towel rail.

Lounge

20'8" x 10'8"

6.32m x 3.26m

Spacious dual aspect room with two windows to front and French doors to garden, two radiators.

Family/Dining Room

11'11" x 10'8"

3.65m x 3.26m

Two radiators, two windows to front.

Kitchen/breakfast Room

16'11" x 12'0"

5.17m x 3.68m

Spacious 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, freestanding range cooker, integrated appliances including fridge/freezer, dishwasher, cupboard housing boiler, tiled splash back, two windows to rear, radiator, door to garden.

First Floor Landing

Window to front, radiator.

Bedroom One

12'3" x 10'9"

3.74m x 3.28m

Two windows to front, radiator, two fitted recessed double wardrobes, door to:-



Ensuite

Suite comprising of large walk in shower cubicle with wall mounted shower, low level w.c, wash hand basin, window to rear, heated towel rail, tiled floor.

Bedroom Two

10'11" x 9'11"

3.34m x 3.03m

Window to rear, recessed double wardrobe, door to:-

En-suite

White suite comprising of fully tiled shower cubicle, low level w.c, wash hand basin, heated towel rail, fully tiled walls, window to rear.

Bedroom Three

10'11" x 8'3"

3.34m x 2.53m

Two windows to front, radiator, fitted wardrobe.

Bathroom

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

Second Floor Landing

Velux window to rear, radiator, airing cupboard housing hot water tank, access to loft space with extensive boarding.

Bedroom Four

16'9" x 11'0"

5.12m x 3.36m

Dual aspect room with window to front and Velux window to rear providing views over rural landscape to the rear and views over the village to the front, radiator.

Bedroom Five

16'9" x 13'6"

5.11m x 4.14m

Dual aspect room with window to front and Velux window to rear providing views over rural landscape to the rear and views over the village to the front, radiator.

Front Garden

Double driveway providing off road parking, path leading to front door, gated access to rear garden.

Double Garage

Electric roller doors, power and light, eave storage space, personal door to garden.

Rear Garden

A good sized, fully enclosed garden laid mainly to lawn, paved patio area, large selection of mature trees and shrubs.

Agents Notes

Freehold.

Council Tax band F.

Mains services.

