

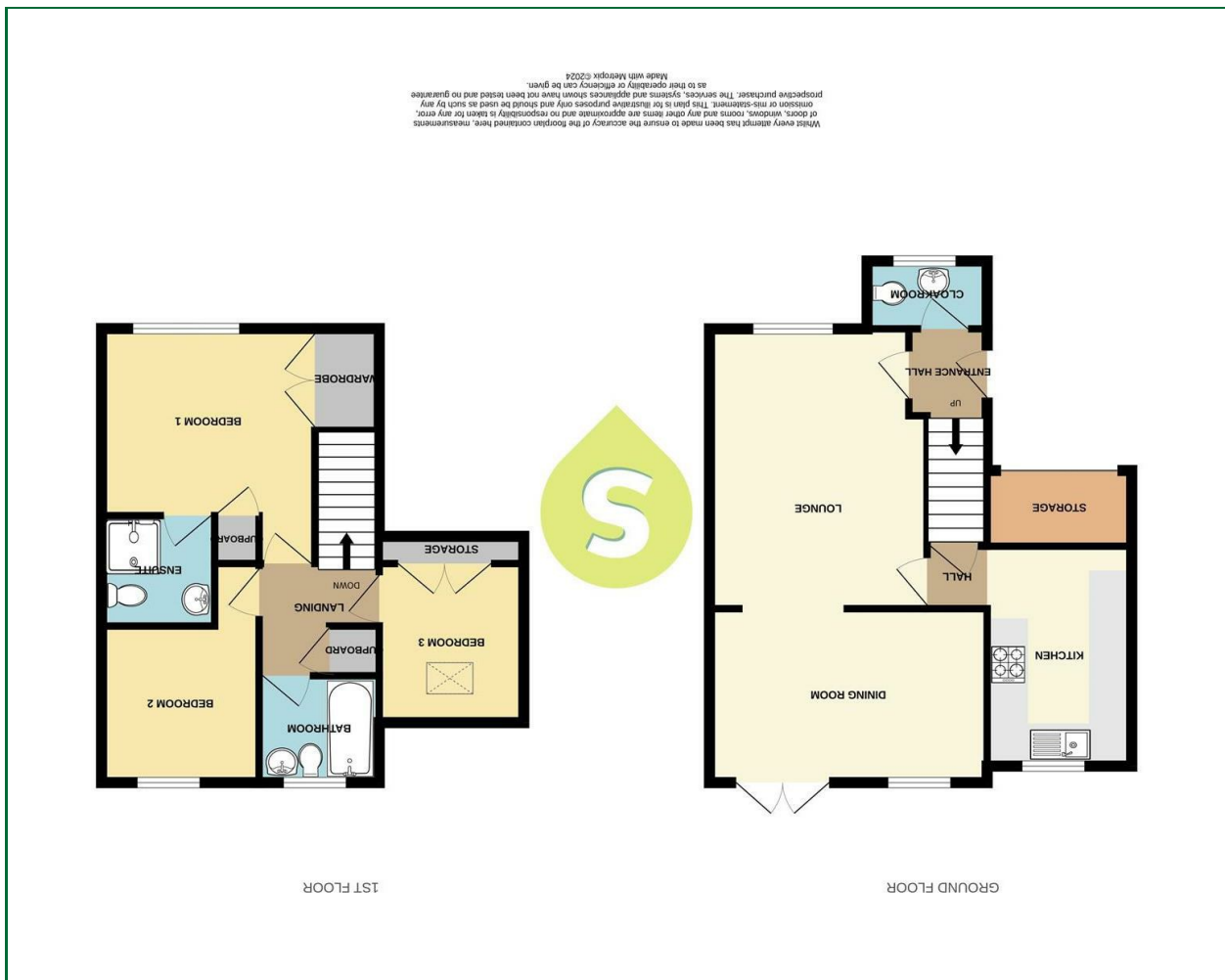


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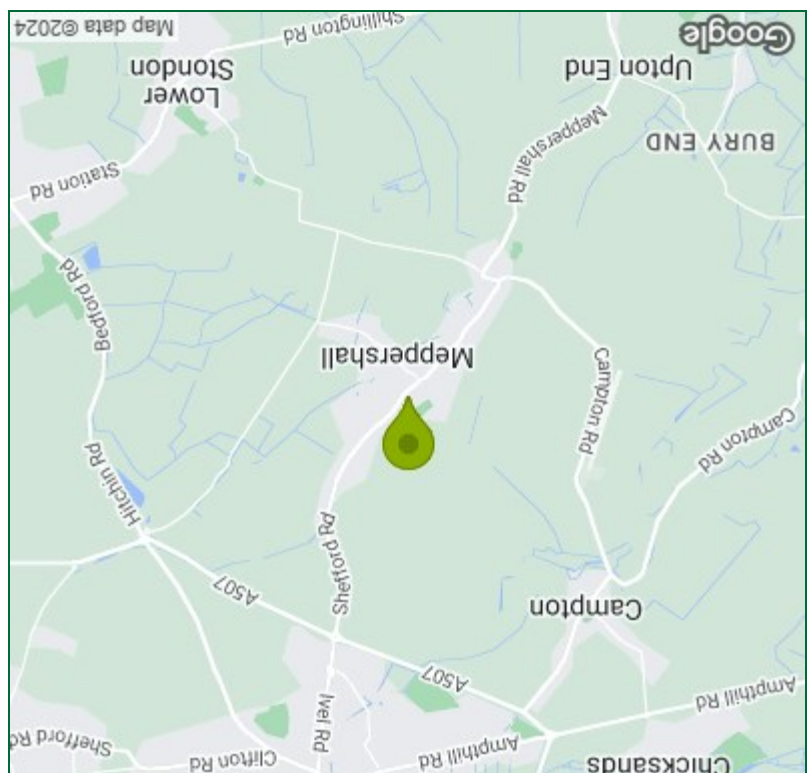
If you wish to arrange a viewing appointment for this property or require further information.

Please contact our Shefford Office on 01462 814087

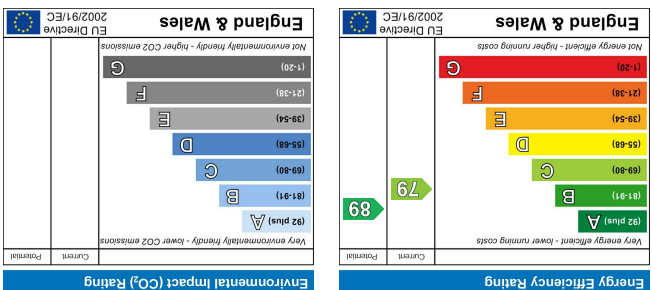
### Viewing



Floor Plan



Area Map



Energy Efficiency Graph



Crackle Hill Road,  
Meppershall 1 Bedfordshire  
£349,950



#### Entrance Hall

Entrance door, stairs leading to first floor, doors into downstairs WC and lounge.

#### Cloakroom

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

#### Lounge

14'10" x 11'6"

A modern open plan lounge with uPVC window to front, opening onto a dining room, wooden flooring, radiator.

#### Dining Room

9'2" x 14'8"

uPVC window to rear, double doors leading out to the patio area, wooden flooring, spotlights, radiator.

#### Kitchen

11'7" x 7'6"

Fitted kitchen with a range of base and eye level units, with roll top work surfaces, gas hob and cooker, one and a half stainless steel sink unit with mixer tap, plumbing for washing machine, integrated fridge/freezer, uPVC window to rear, under stairs storage cupboard.

#### Landing

Access to all first floor rooms.

#### Bedroom One

10'9" x 14'9"

Two uPVC double glazed windows to front, radiator, fitted cupboard, door to ensuite.



#### En-suite

White suite comprising of fully tiled shower cubicle with wall mounted shower, low level w.c, wash hand basin, heated towel rail, tiled floor.

#### Bedroom Two

11'8" x 8'2"

uPVC window to rear, fitted wardrobe, radiator.

#### Bedroom Three

9'10" x 7'6"

Fitted wardrobe, skylight window, radiator.

#### Bathroom

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

#### Converted Garage

Up and over door, storage space.

#### Front Garden

Block paved driveway providing off road parking for multiple cars.

#### Rear Garden

A low maintenance, fully enclosed garden with paved patio area, rest laid to decorative stone, workshop/shed.

#### Agents Notes

Freehold.

Council Tax band D.

