



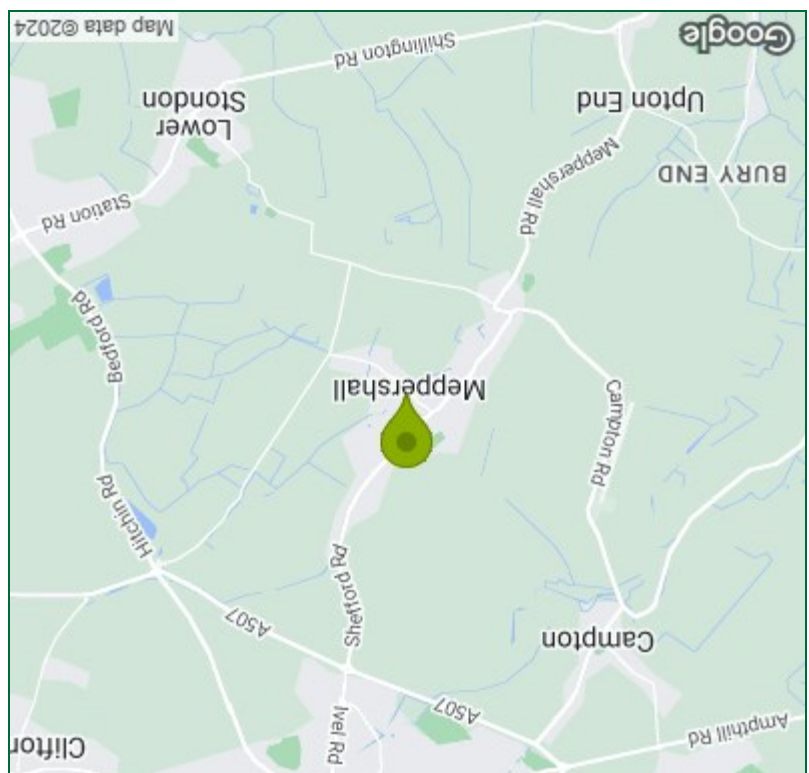
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as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

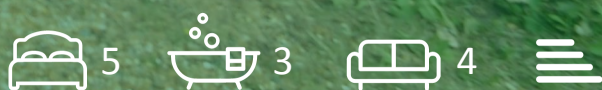
Energy Efficiency Rating	
EU Directive 2002/91/EC	Current Potential
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (69-80)
Decent energy efficiency - average running costs	C (55-68)
Not energy efficient - higher running costs	D (39-54)
	E (29-38)
	F (13-28)
	G (1-12)

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	Current Potential
Very environmentally friendly - lower CO ₂ emissions	A (81-91)
Environmentally friendly	B (69-80)
Decent environmental friendliness	C (55-68)
Not environmentally friendly - higher CO ₂ emissions	D (39-54)
	E (29-38)
	F (13-28)
	G (1-12)

Energy Efficiency Graph



Fildyke Road,
Meppershall 1 Beds
£725,000



Entrance Hall

Entrance door, stairs leading to first floor, radiator.

Cloakroom

White suite comprising of low level w.c, wash hand basin.

Breakfast Room

11'9" x 10'7"

Tiled floor, underfloor heating, spotlights.

Kitchen

16'0" x 15'3"

A spacious room with a range of base and eye level solid oak units with rolled top work surfaces, one and a half stainless steel sink unit with mixer tap, tiled splash back, integrated dishwasher and freezer, inset spotlights, tiled floor, underfloor heating, central island with base units and granite top surface, plumbing and space for american style fridge/freezer, distinctive arched windows to front and window to side.

Utility

7'3" x 5'10"

Fitted base units with stainless steel sink, tiled splash back, plumbing for washing machine, wall mounted boiler, radiator, door to side.

Study

10'7" x 5'11"

Distinctive long arched window to front and window to side, radiator, inset spotlights.

Dining Room

12'4" x 10'2"

Window to rear, radiator.



Living Room

18'4" x 12'9"

Large brick built inglenook fireplace, two radiators, windows to rear and side, oak and glass French doors into:-

Family Room

14'3" x 13'10"

French doors to garden, four feature windows onto rear garden, radiator, inset spotlights.

Galleried Landing

Airing cupboard housing hot water tank, access to loft space, window to side.

Bedroom One

16'0" x 15'5"

Dual aspect room with windows to front and side, radiator, fitted wardrobes, inset spotlights.

En-suite

White suite comprising of fully tiled shower cubicle with wall mounted digital shower with remote control, low level w.c, wash hand basin, tiled floor, part tiled walls, heated towel rail, underfloor heating, inset spotlights, Velux window to side.

Bedroom Two

12'9" x 10'4"

Window to rear, radiator.

En-suite

White suite comprising of panel enclosed bath, wall mounted shower unit, glass shower screen, low level w.c, bidet, pedestal wash hand basin, part tiled walls, heated towel rail, radiator, window to rear.

Bedroom Three

10'9" x 8'9"

Window to front, radiator.

Bedroom Four

11'11" x 9'0"

Window to rear, radiator.

Bedroom Five

10'9" x 5'5"

Window to side, radiator.

Bathroom

White suite comprising of panel enclosed oversized bath with mixer tap and shower attachment, low level w.c, pedestal wash hand basin, bidet, tiled floor, radiator, Velux window to front.

Front Garden

Large gravelled driveway providing off road parking for several cars, rest laid to lawn, gated access to rear garden.

Rear Garden

A large, fully enclosed garden laid mainly to lawn, with mature trees and flower beds, garden shed, paved patio area, gated access to front.

Agents Notes

Freehold

Council Tax Band F.

