



off Lower Shelton Road, Lower Shelton,
Marston Moretaine, Bedfordshire MK43 0LP.

A small non-estate development
comprising a mix of detached houses and
bungalows in a semi-rural location.

SHELTON MEWS



A rare opportunity to purchase an individually designed detached family home in a non-estate, semi-rural location. The four properties comprise two four bedroom homes with accommodation over two floors, two bungalows, one three and one two bedroom. They will be finished to a high standard and are sited on good sized plots with ample parking.

GENERAL SPECIFICATION

Windows and external doors

Windows and external doors to be aluminium, double glazed with Anthracite grey to the exterior and white to the interior. Glazed front door will be aluminium, have multi point locking, be RAL colour in anthracite grey to exterior with white internal finish and manufactured by KCW of Bedford.

Electrical

Electrical installation to have stainless steel fittings. All rooms will have LED downlights/spotlights. External electric socket plus electric car charging point will be fitted. Aerial points to ground floor reception rooms and all bedrooms. Multimedia point in living area. External lights to front and rear. A Combined USB and double power socket to all bedrooms and ground floor reception rooms. Shower/toothbrush charging socket to each bathroom.

Floors and wall tiles

Cloak room, kitchen/dining/living and hall area to be tiled with *Porcelenosa* tiles. *Porcelenosa* floor and wall tiles to bathrooms and cloakroom from a selected range.

Sanitary ware

Sanitary ware to be *Roca* with taps and shower fittings to be by *Grohe*.

Kitchen

Kitchens to be from the *Aldana* or *Strada Matte* ranges by *Lemongrass* with under-unit lights. Kitchen and utility room to have stainless steel sink with single column chrome taps by *Grohe*. Kitchen to be fitted with *Bosch* appliances including oven, induction hob, fridge freezer washing machine and wine cooler.

Stairs and Landing and internal doors

Stairs to be by *David Smith* of St Ives and to be of oak with glass panel balustrade and landing to be similarly finished with glazed panel. Oak doors to be fitted with chrome hardware. Skirtings and architraves to be profiled MDF.

Heating

Gas fired central heating to radiators. Electric chrome towel rails to all bathrooms.

Decoration

Walls and ceilings to be decorated in client's choice of colours. Woodwork to be satin white unless client selects a different colour.

Security

Alarm system to be installed. Ring style entry system to be installed.

Communication

Fibre optic broadband to be installed. BT points to all bedrooms and reception rooms.

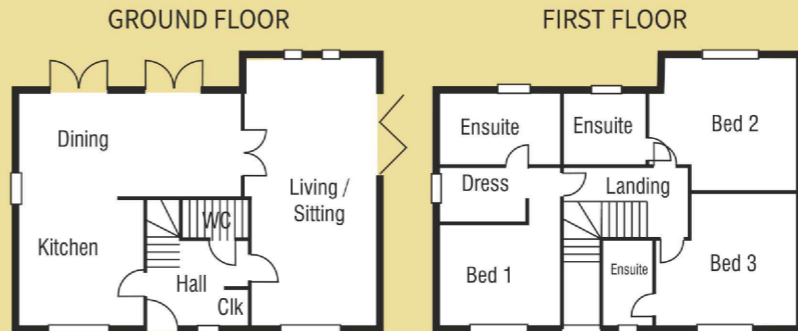
External

External tap to be fitted. Garden to be landscaped and bounded by timber fences. Parking areas to be block paved. Paths and patios of porcelain paving.

Warranty

Ten-year LABC warranty.

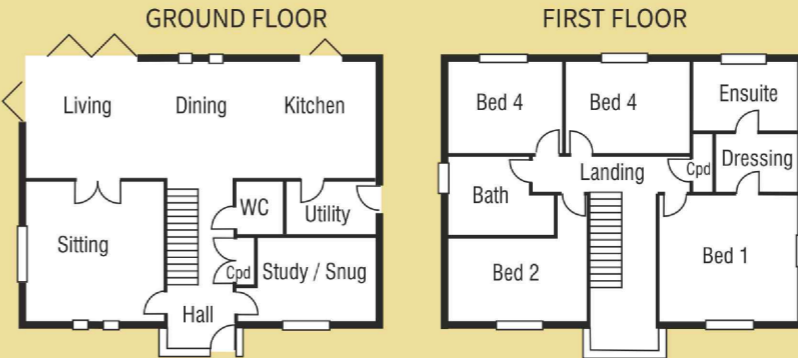
PLOT D Three bedroom detached house | 1,328 sq.ft.



GROUND FLOOR		
Living / Sitting	7.1m x 3.3m	23'3 x 10'10
Dining	5.9m x 2.7m	19'4 x 8'10
Kitchen	3.3m x 3.2m	10'10 x 10'6
Hall, WC and Cloakroom		

FIRST FLOOR		
Master Bedroom	4.2m x 3.2m	13'9 x 10'6
plus Ensuite		
Bedroom 2	3.9m x 3.2m (max)	12'9 x 10'6
plus Ensuite		
Bedroom 3	3.7m (max) x 3.5m	12'1 x 11'6
plus Ensuite		

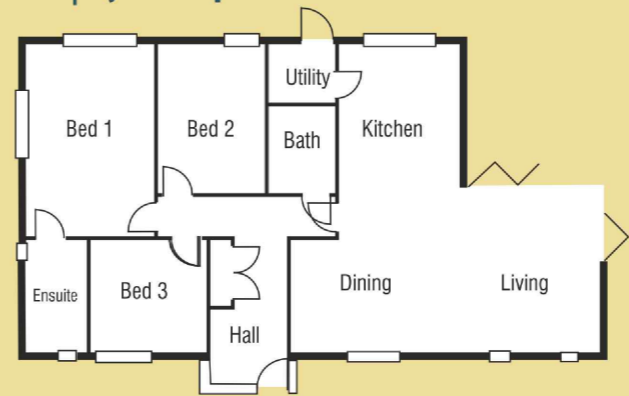
PLOT E Four bedroom detached house | 2,153 sq.ft.



GROUND FLOOR		
Living / Dining / Kitchen	11.1m x 3.7m	36'5 x 12'1
Sitting Room	4.4m x 4.4m	14'5 x 14'5
Study / Snug	3.7m x 2.6m	12'1 x 8'6
Utility	2.8m x 1.6m	9'1 x 5'3
Hall, WC and Cloakroom		

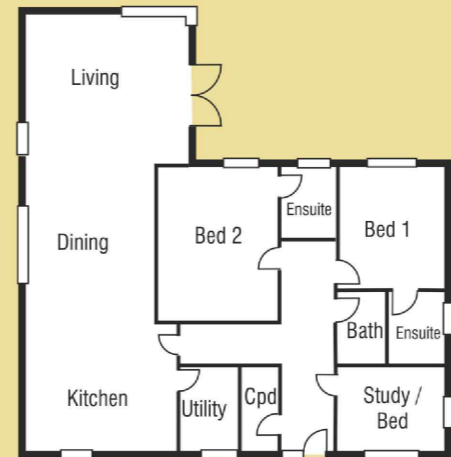
FIRST FLOOR		
Bedroom 1	4.4m x 4.0m	14'5 x 13'1
plus Dressing Room and ensuite		
Bedroom 2	4.4m x 2.7m	14'5 x 8'10
Bedroom 3	4.0m x 2.8m	13'1 x 9'1
Bedroom 4	3.6m x 2.8m	11'10 x 9'1
Bathroom	3.3m (max) x 2.5m	10'10 x 8'2

PLOT C Three bedroom detached bungalow | 1,313 sq.ft.



Living / Dining	8.4m x 4.3m (max)	27'6 x 14'1
Kitchen	4.0m x 3.3m	13'1 x 10'10
Utility	1.6m x 0.9m	5'3 x 3'0
Hall and Cloakroom		
Bedroom 1	5.4m x 3.4m	17'7 x 11'1
plus Ensuite		
Bedroom 2	4.1m x 2.9m	13'5 x 9'6
Bedroom 3	3.5m x 3.1m	11'5 x 10'2
Bathroom	2.4m x 1.9m	7'10 x 6'3

PLOT B Two bedroom detached bungalow | 1,668 sq.ft.



Living / Dining / Kitchen	13.9m x 5.1m (max)	45'6 x 16'9
Utility	2.7m x 1.9m	8'10 x 6'3
Hall, Bathroom and Cupboard		
Bedroom 1	4.9m x 3.9m	16'0 x 12'9
plus Ensuite		
Bedroom 2	3.9m x 3.3m	12'9 x 10'10
plus Ensuite		
Study / Bedroom 3	3.3m x 2.7m	10'10 x 8'10

NOTE: Plans are not drawn to scale and all dimensions are maximum. Illustrations of house types are computer generated.

LIVING IN LOWER SHELTON

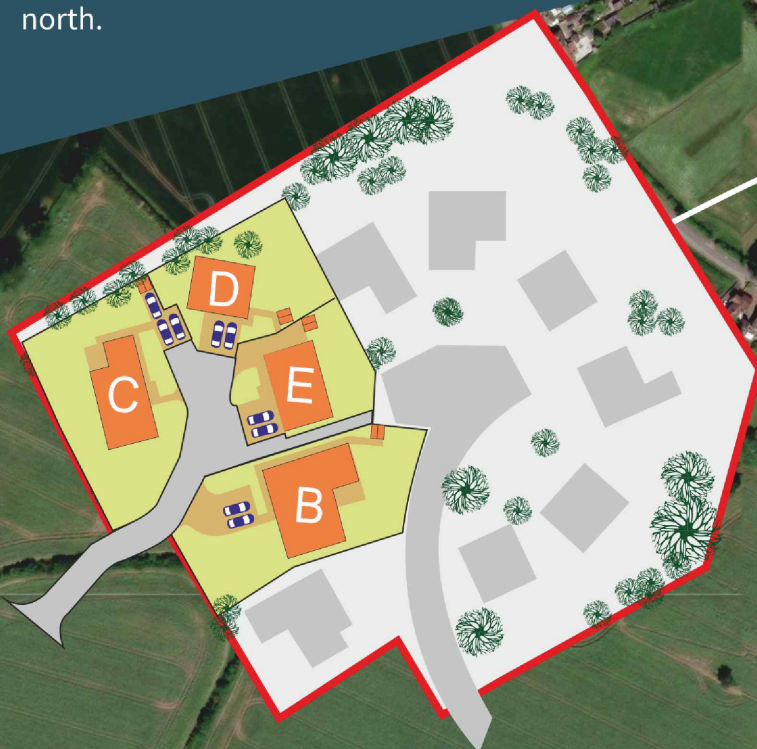
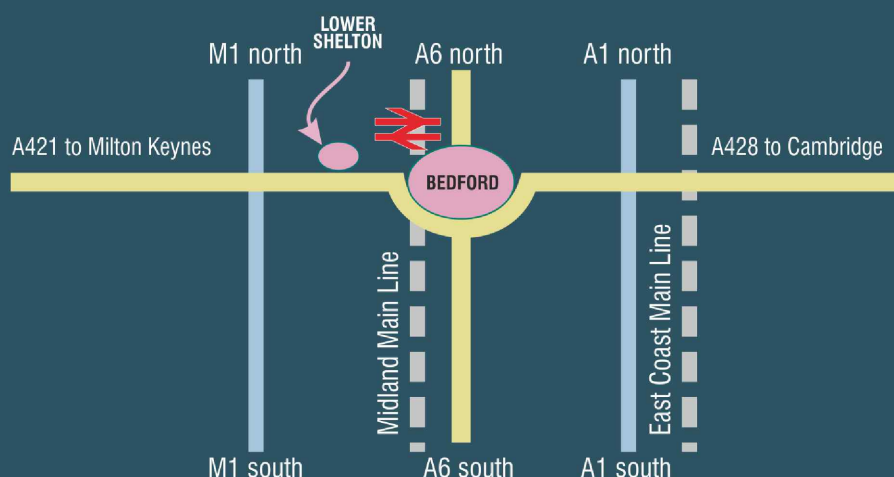
The quiet village of Lower Shelton is approximately eight miles south west of the market town of Bedford.

This small local community is within just two miles of Wootton which has two supermarkets and other specialist shops, a pharmacy, five pubs, a fish and chip shop, a garage, churches and schools - including a pre-school.

Lower Shelton has good vehicular access to the Bedford bypass (A421) with links to the A1 and M1 within easy reach.

Bedford's main line railway station is 16 minutes drive and has fast and frequent trains to London St Pancras International (38 minutes) and the north.

EXCELLENT TRANSPORT LINKS



For further information please contact selling agents
Compass New Homes on 01234 343450
14-16 Bromham Road, Bedford MK40 2QA
www.compasspropertygroup.co.uk



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