

Kennedy  
& Foster  
01767 601222



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57 Lucas Way  
Shefford  
SG17 5DU

Guide Price £315,000

- SPACIOUS FAMILY HOME
- STUNNING 17FT KITCHEN
- 17FT LOUNGE
- CONSERVATORY
- THREE BEDROOMS
- CLOSE TO TOWN AND AMENITIES
- DRIVEWAY FOR SEVERAL VEHICLES
- EARLY VIEWING ADVISED



**OPEN DAY - SATURDAY 24TH JANUARY 2026 - BY APPOINTMENT ONLY - OTHER DATES AND TIMES ARE AVAILABLE.**

A spacious three bedroom family home, well located for Shefford town's shops and amenities. The property benefits from a stunning 17ft kitchen/diner, 17ft lounge, conservatory and enclosed driveway for several vehicles. Early viewing is advised to avoid disappointment.

#### **COMPOSITE FRONT DOOR INTO:**

#### **ENTRANCE HALL**

Stairs rising to first accommodation, wall mounted radiator. Wood panelled doors to:

#### **LOUNGE**

17' 11" x 10' 11" (5.46m x 3.33m) uPVC double glazed window to front aspect, uPVC double glazed door to conservatory, wood laminate floor, coving to ceiling, two wall mounted radiators, recess fireplace (currently not in use).

#### **REFITTED KITCHEN/DINER**

17' 10" x 7' 11" widening to (5.44m x 2.41m) uPVC double glazed window to front aspect, uPVC double glazed window and door to conservatory. Range of fitted eye level and shaker style units with quartz work surfaces over and splash back. 1 1/2 bowl sink with drainer in work surface. Built in oven with electric hob and Neff stainless steel chimney style extractor over, space for washing machine and dishwasher, fitted larder cupboard with integrated fridge and freezer, wood laminate floor. Built in cupboard housing wall mounted boiler, recess cupboard under stairs, wall mounted radiator.

#### **CONSERVATORY**

18' 10" x 7' 7" (5.74m x 2.31m) uPVC double glazed windows and French doors to garden, wood panelling, wood laminate floor.

#### **FIRST FLOOR LANDING**

uPVC double glazed window to rear aspect, dado rail. Wood panel doors to:

#### **BEDROOM ONE**

12' 0" x 11' 9" (3.66m x 3.58m) uPVC double glazed window to front aspect, built in cupboard to ceiling, wall mounted radiator.

#### **BEDROOM TWO**

11' 1" x 8' 10" excluding door recess (3.38m x 2.69m) uPVC double glazed window to front aspect, wall mounted radiator, built in cupboard.

### **BEDROOM THREE**

8' 9" x 7' 10" (2.67m x 2.39m) uPVC double glazed window to rear aspect, wall mounted radiator.

### **FRONT**

Block paved driveway providing off road parking for several vehicles, partly enclosed by low level wall with timber gates, composite door leading to rear.

### **BATHROOM**

uPVC double glazed frosted window to rear aspect, panelled bath with electric shower over, close coupled WC, pedestal mounted wash hand basin, tiled splash back, tiled floor, wall mounted radiator, spotlights to ceiling.

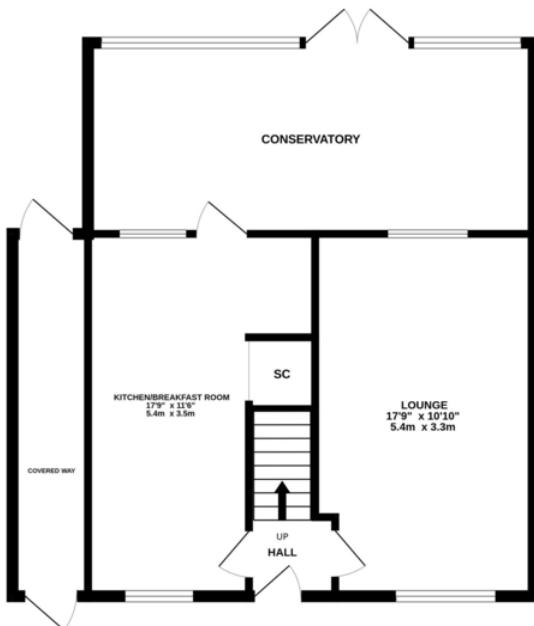
### **OUTSIDE**

#### **REAR GARDEN**

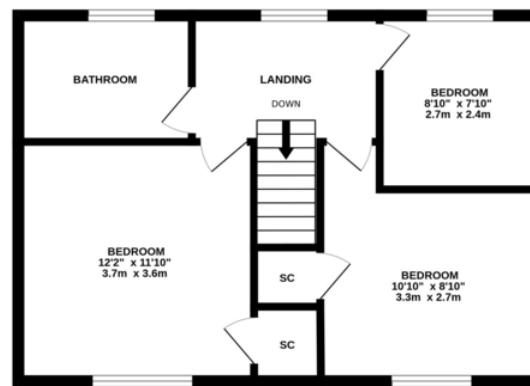
Step out onto decking, garden mainly laid to lawn with hardstanding for shed, paved path, enclosed by timber panel fencing, access to front.



GROUND FLOOR  
676 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1146 sq.ft. (106.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fittings shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## COUNCIL TAX BAND

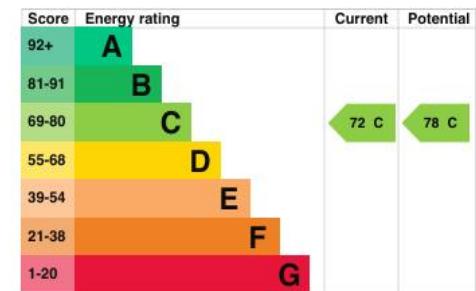
Tax band C

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council



## OFFICE

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.