







## Property Description

Offered to the market is this spacious two bedroom detached bungalow located in the highly sought after village of Shefford. Internally, the property offers a spacious living area, separate kitchen and a modern bathroom as well as two double bedrooms.

Externally, the substantial garden wraps around the home and presents an excellent opportunity to extend (STPP). Situated within easy reach of Shefford's local amenities, this offers a fantastic opportunity for buyers seeking single storey living in this desirable area.

## Ground Floor

### Entrance Hall

Door to front, storage cupboard and radiator.

### Lounge

15' x 10' 2" ( 4.57m x 3.10m )

Double glazed windows to front and side aspect, TV and telephone points, door to kitchen and radiator.

### Kitchen

10' x 6' 10" ( 3.05m x 2.08m )

Fully fitted kitchen with double glazed windows to rear and side aspect, a range of wall and base units, stainless steel sink and drainer, work surfaces with splashback, electric oven, hob with cooker hood over, space for washing machine and fridge/freezer and door to rear.

### Conservatory

Single glazed windows, door to rear and tiled flooring.

## First Floor

### Bedroom One

11' 8" x 10' 2" ( 3.56m x 3.10m )

Double glazed window to rear aspect, built-in cupboard and radiator.

### Bedroom Two

11' 10" x 10' 2" ( 3.61m x 3.10m )

Double glazed window to front aspect, built-in cupboard and radiator.

## Bathroom

Double glazed window to rear aspect, wash hand basin with vanity storage and mixer tap, walk-in shower, WC, cupboard housing boiler and heated towel rail.

## Outside

### Front Garden

Pathway leading to front door.

### Rear Garden

Large rear garden mostly laid to lawn, patio area, space for shed and gated side access.

## Parking

On-street parking.



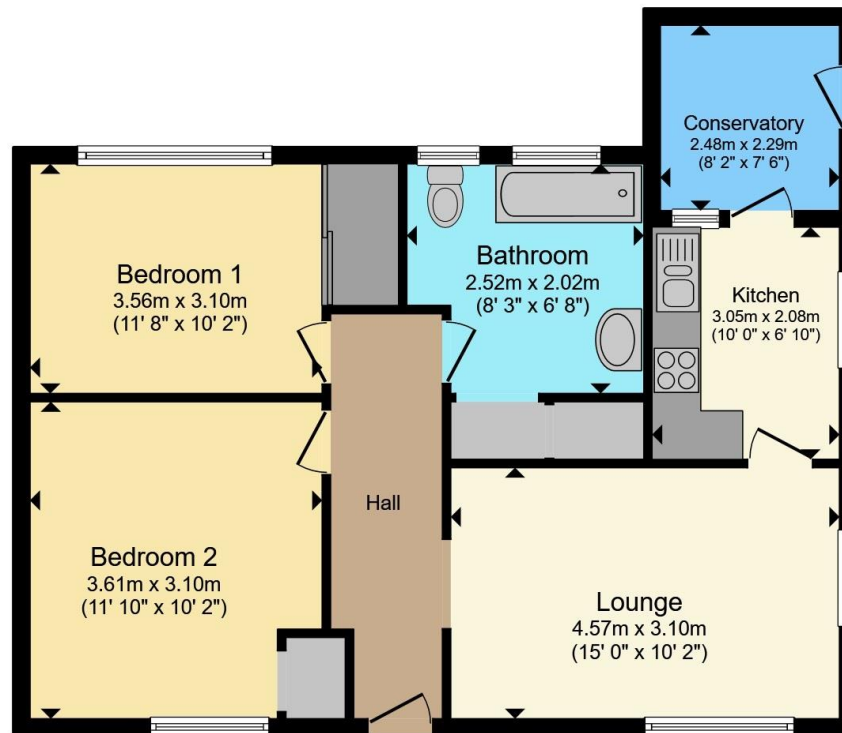












Total floor area 72.0 m<sup>2</sup> (775 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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14 High Street  
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EPC Rating: F Council Tax  
Band: A

Tenure: Freehold

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