



51, Lucas Way

Shefford,
Bedfordshire, SG17 5DX
£350,000

country
properties

This 3 bedroom home with large conservatory boasts ample off street parking and private enclosed South facing garden is in an ideal location for local amenities

- Private enclosed South facing garden with timber Summer House/Bar
- New boiler installed February 2026
- Countryside walks nearby ideal for walking the dog
- Well-positioned cloakroom offering valuable convenience
- 18ft Conservatory leading onto the rear garden
- Covered walkway accessible from the kitchen provides storage and private access to gardens

Ground Floor

Entrance Hall

Wood effect flooring. Radiator. Stairs rising to first floor. Doors to Living room & Kitchen

Living Room

18' 2" x 10' 3" (5.54m x 3.12m) Dual aspect double glazed windows to front & rear. Wood effect flooring. Radiator. Feature fireplace.

Kitchen/Breakfast Room

17' 11" x 8' 0" (5.46m x 2.44m) A range of wall & base units with roll edge worksurfaces over. Inset ceramic one and a half bowl sink & drainer unit with swan neck mixer tap over. Breakfast bar. Space & plumbing for washing machine. Space for fridge freezer. Built in eye level electric oven & grill. Built in induction hob with glass splash back & stainless steel extractor hood over. Wood effect flooring. Double glazed window to front. Wall mounted gas boiler (Installed February 2026). Door to side passage/covered walkway. Door to Cloakroom. Door to understair storage cupboard. Open plan to Conservatory

Cloakroom

Low level WC, corner wash hand basin with tiled splash backs. Extractor fan. Wood effect flooring.

Conservatory

18' 1" x 9' 6" (5.51m x 2.90m) UPVC double glazed with double glazed double doors onto rear garden. Ceramic tiled flooring. Radiator.



First Floor

Landing

Double glazed window to rear. Radiator. Doors into all rooms

Bedroom 1

12' 1" x 11' 9" (3.68m x 3.58m) Double glazed window to front. Radiator. Door to airing cupboard housing hot water tank & shelving.

Bedroom 2

12' 2" x 10' 2" (3.71m x 3.10m) Double glazed window to front. Radiator. Loft access to fully boarded loft space with light. Built in wardrobe. Wood effect flooring.

Bedroom 3

8' 9" x 8' 0" (2.67m x 2.44m) Double glazed window to rear. Radiator. Wood effect flooring.

Bathroom

Suite comprising: panel enclosed bath with main shower over. Wash hand basin. Low level WC. Tiled splashbacks. Chrome heated towel rail. Obscure double glazed window to rear.

Outside

Front Garden

Laid to shingle providing off road parking for 3 cars.

Rear Garden

South west facing garden with paved patio area. Pond. Laid mainly to lawn with stepping stone pathway leading to timber construction summer house/bar with power. Timber shed with power. Well stocked flower & shrub borders. Power points. Water tap.

Summerhouse/Bar

7' 0" x 7' 0" (2.13m x 2.13m) Timber construction. Bar area. Power & Light.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

PRELIMINARY DETAILS - NOT YET APPROVED
AND MAY BE SUBJECT TO CHANGES



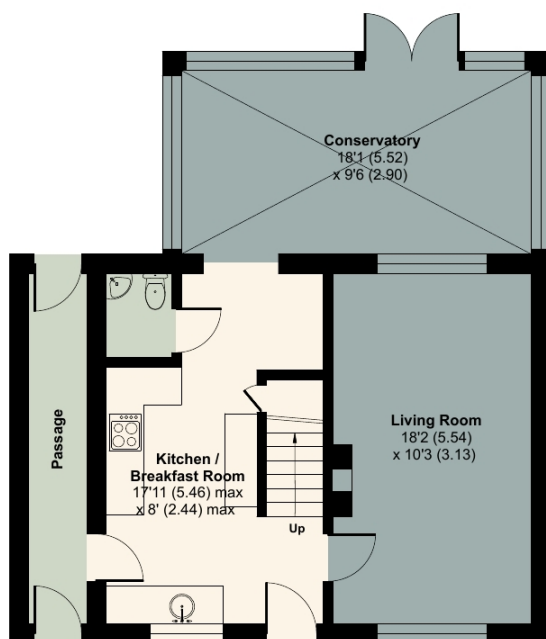


Approximate Area = 1054 sq ft / 97.9 sq m (exclude passage)

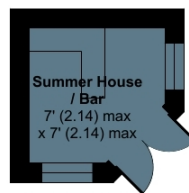
Outbuilding = 45 sq ft / 4.1 sq m

Total = 1099 sq ft / 102 sq m

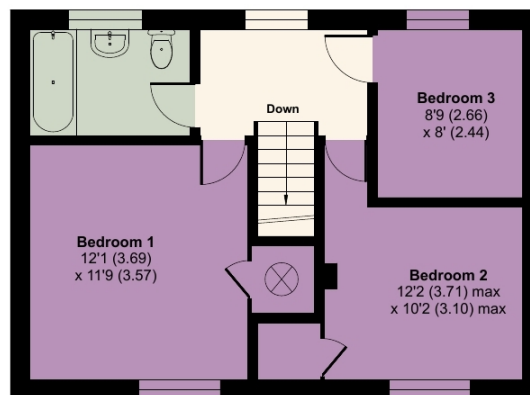
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GROUND FLOOR



OUTBUILDING



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Country Properties. REF: 1472092



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Viewing by appointment only

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