



29, Plough Lane

Shefford,
SG17 5GF
£350,000

country
properties

This three bedroom CHAIN FREE end of terrace property on the popular St Francis Park development in Shefford offers stylish open plan living. The property benefits from an enclosed rear garden, three allocated parking spaces side by side and is just a short stroll to the heart of Shefford for its amenities, highly regarded schooling and access to countryside walks.

- Offered chain free – Just move in!
- THREE BEDROOMS
- EPC Rating B
- Bedroom 1 with built in wardrobe and contemporary en-suite shower room
- Three allocated parking spaces side by side
- Popular cul de sac location – A family favourite!
- Potential to convert the loft space to provide a fourth bedroom, and en suite subject to necessary consents
- A short drive to nearby Arlesey for fast rail links into the city

Ground Floor

Entrance Hall

Ceramic tiled flooring. Stairs rising to first floor. Radiator. Doors leading to Cloakroom & Living Room

Cloakroom

Obscure double glazed window to front. Suite comprising low level flush WC and pedestal mounted wash hand basin with splashbacks. Radiator. Ceramic tiled flooring.

Living Room/Diner

16' 10" x 15' 6" (5.13m x 4.72m) Double glazed French doors with wing windows opening onto rear garden. Radiator. Airing cupboard housing Megaflow hot water tank. Open plan into Kitchen

Kitchen

9' 5" x 8' 0" (2.87m x 2.44m) Double glazed window to front. A range of wall and base units with complementary work surfaces over and upstands. Inset stainless steel one & a half bowl sink with drainer unit & swan neck mixer tap over. Built in eye line Hotpoint electric oven and 4 ring gas hob with glass splash back and stainless steel extractor hood over. Space for dishwasher. Integrated fridge freezer. Space for washing machine. Ceramic tiled flooring. Wall mounted boiler enclosed in cupboard.



First Floor

Landing

Doors into Bathroom, Bedroom 1, 2 & 3

Bedroom 1

Double glazed window to front. Radiator.
Door into:

En-suite

Obscure double glazed window to front.
Suite comprising; pedestal wash hand basin, low level flush WC. Double shower cubicle. Chrome heated towel rail. Ceramic tiled flooring. Shaver point. Extractor fan. Tiled splashbacks.

Bedroom 2

10' 5" x 8' 10" (3.17m x 2.69m) Double glazed window to rear. Radiator.

Bedroom 3

10' 4" x 6' 3" (3.15m x 1.91m) Double glazed window to rear. Radiator.

Bathroom

Obscure double glazed window to side.
Three piece suite comprising: panel enclosed bath with main shower over and glass side screen. Low level WC. Pedestal wash hand basin. Tiled splashbacks. Ceramic tiled flooring. Heated towel rail. Extractor fan.

Outside

Rear Garden

Patio leading to lawn with raised decked seating area. Composite shed. Side gated access.

Front Garden

Pathway leading to front door.

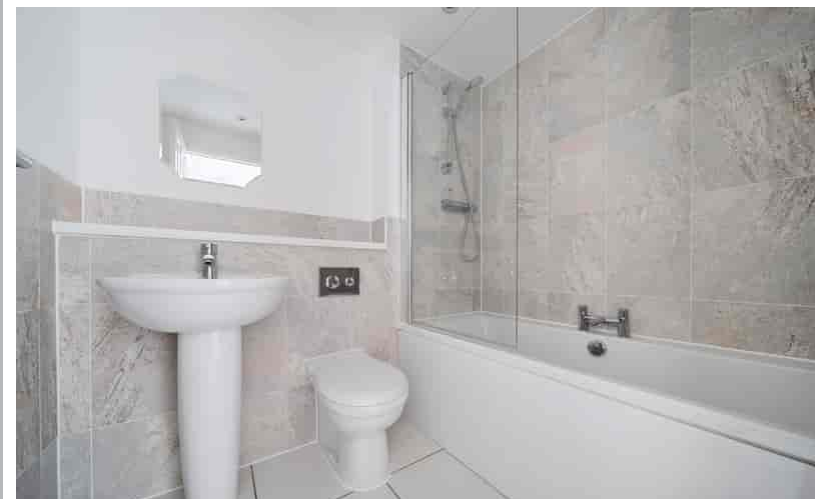
Parking

Three allocated off road parking spaces.

Agents Note

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

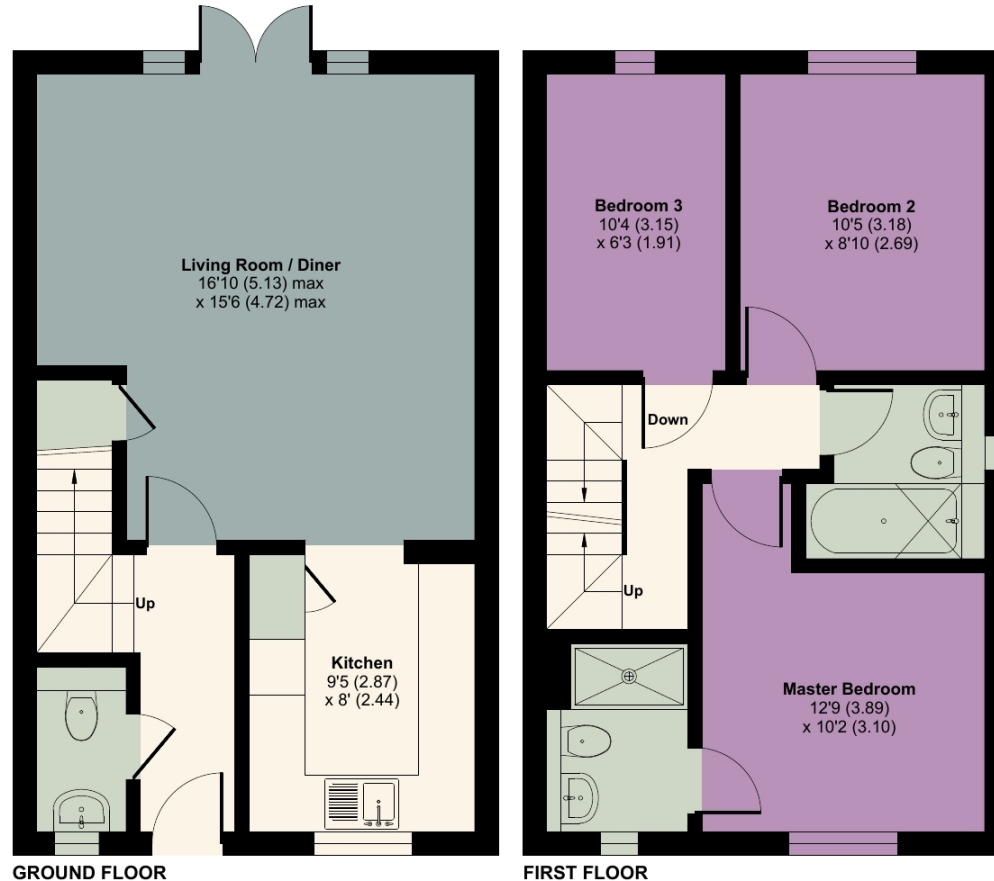
PRELIMINARY DETAILS - NOT YET APPROVED
AND MAY BE SUBJECT TO CHANGES





Approximate Area = 832 sq ft / 77.2 sq m

For identification only - Not to scale



Energy Efficiency Rating		
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC
	Current	Potential
	79	83

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Country Properties. REF: 1202677



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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