



# Drovers Lane

Stotfold,  
Bedfordshire, SG5 4RY  
Offers in Excess of £450,000

country  
properties

This spacious and versatile four-bedroom semi-detached family home, arranged over three floors is offered to the market chain free. The property provides well-balanced accommodation throughout, including a kitchen/diner, living room and cloakroom/WC. The first floor features two generous double bedrooms, both benefiting from en-suite shower rooms. On the top floor are two further bedrooms and a family bathroom, providing flexible accommodation for growing families.

Externally, the property enjoys a south-west-facing rear garden, ideal for outdoor entertaining, together with a carport and driveway providing off-road parking for up to three vehicles.

- CHAIN FREE – A MUST VIEW !
- South west facing rear garden
- NHBC warranty remaining until August 2027
- New flooring in bathrooms
- Master bedroom and 2nd bedroom with en-suite shower rooms
- Carport and off road parking for 3 cars
- Just a short stroll to the recreation ground

## INTERNAL

### GROUND FLOOR

#### Entrance Hall

Fitted carpet and inset entrance doormat. Carpeted stairs rising to first floor with understairs storage cupboard. Doors to Kitchen, Living room and Cloakroom.

#### Kitchen/ Dining Room

19' 10" x 8' 1" (6.05m x 2.47m) A range of wall and base units with worksurfaces with upstands over. Inset one and half bowl sink and drainer unit with swan neck mixer tap over. Integrated double oven and inset gas hob with stainless steel extractor fan over and splashback. Integrated fridge/freezer, washing machine and dishwasher. Cupboard housing combination boiler. Space for American style fridge/freezer. Vinyl flooring. Dual aspect windows to front and side aspect.

#### Living Room

15' 1" x 10' 6" (4.61m x 3.20m) Window to rear aspect and French door onto rear garden. Fitted carpet. Radiator.

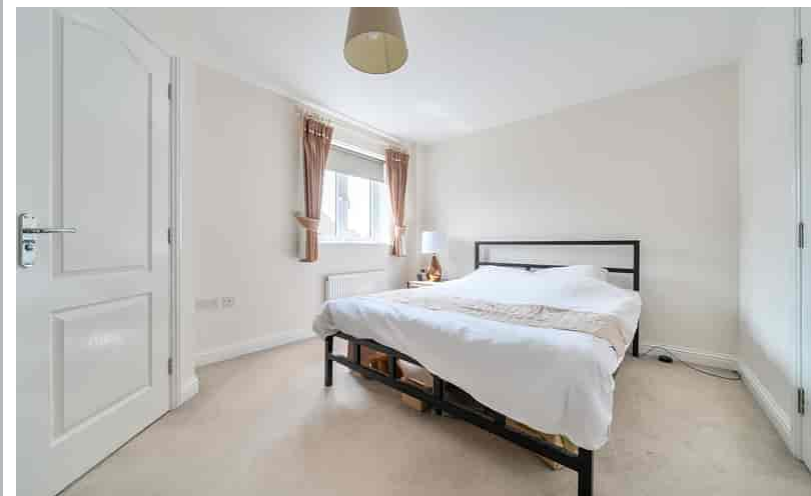
#### Cloakroom

Wash hand basin and low level WC. Vinyl flooring. Tiled splashback.

### FIRST FLOOR

#### First Floor Landing

Radiator. Carpeted stairs rising to Second floor. Doors to Bedroom One and Two.



## Bedroom One

16' 8" max x 10' 3" max (5.07m max x 3.12m max) Dual aspect windows to front and side aspect. Fitted carpet. Radiator. Door to En suite.

## En Suite

Pedestal wash hand basin, low level WC and fully tiled double shower cubicle. Tiled splashback. Shaver point. Vinyl flooring. Heated towel rail. Window to front aspect.

## Bedroom Two

15' 4" max x 10' 4" max (4.67m max x 3.14m max) Window to rear aspect. Fitted carpet. Radiator. Door to En suite.

## En Suite

Wash hand basin, low level WC and fully tiled single shower cubicle. Heated towel rail. Window to rear aspect.

## SECOND FLOOR

### Second Floor Landing

Storage cupboard. Doors to Bedroom Three, Four and Bathroom. Over stairs storage cupboard.

## Bedroom Three

10' 11" into bay x 8' 3" (3.32m into bay x 2.51m) Dual aspect windows to front and side aspect. Fitted carpet. Radiator.

## Bedroom Four

10' 1" x 8' 3" (3.07m x 2.52m) Window to side aspect and Velux window to rear aspect. Fitted carpet. Loft hatch. Radiator.

## Bathroom

Bathroom suite comprising pedestal wash hand basin, low level WC and panel enclosed bath tub. Tiled splashbacks. Heated towel rail. Vinyl flooring. Velux window to rear aspect.

## OUTSIDE

### Front Garden

Shingled front and side garden with shrub borders and paved path to front door. Gated side access to rear garden.

### Rear Garden

Rear garden mainly laid to lawn, raised flower beds with shrubs and plants.. Paved patio area. Timber garden shed to remain. Gated side access.

### Carport / Parking

Shared driveway to side of the property, carport with space for one car and parking space for up to two vehicles on the driveway.



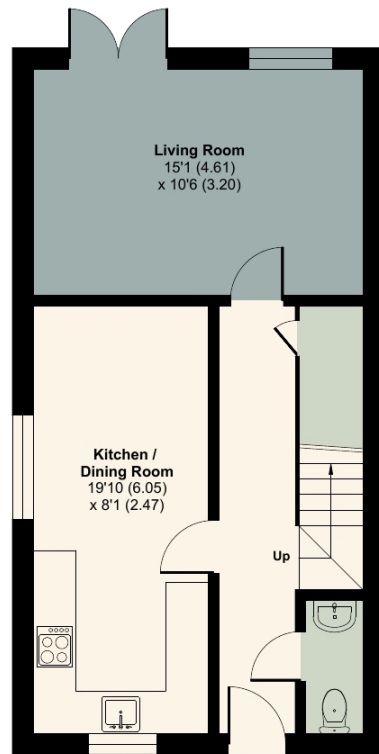
Approximate Area = 1187 sq ft / 110.2 sq m (excludes carport)

Limited Use Area(s) = 17 sq ft / 1.5 sq m

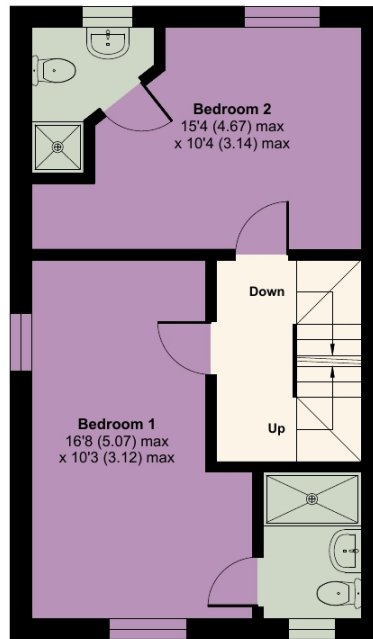
Total = 1204 sq ft / 111.7 sq m

For identification only - Not to scale

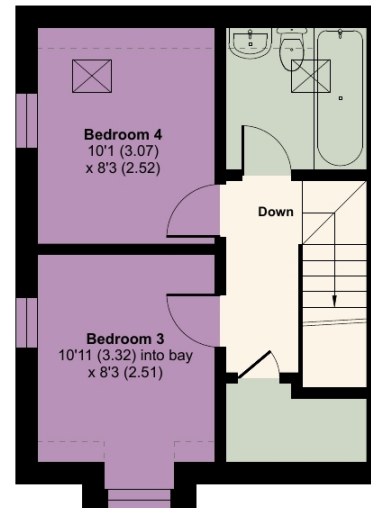
| Energy Efficiency Rating                    |          |           |
|---------------------------------------------|----------|-----------|
|                                             | Current  | Potential |
| Very energy efficient - lower running costs |          |           |
| (92+)                                       | <b>A</b> | 95        |
| (81-91)                                     | <b>B</b> | 85        |
| (69-80)                                     | <b>C</b> |           |
| (55-68)                                     | <b>D</b> |           |
| (39-54)                                     | <b>E</b> |           |
| (21-38)                                     | <b>F</b> |           |
| (1-20)                                      | <b>G</b> |           |
| Not energy efficient - higher running costs |          |           |
| England, Scotland & Wales                   |          |           |
| EU Directive 2002/91/EC                     |          |           |



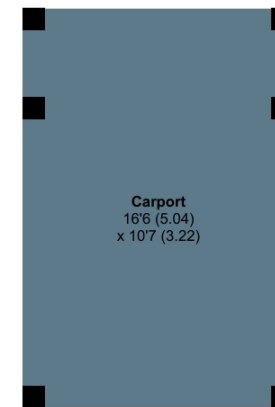
GROUND FLOOR



FIRST FLOOR

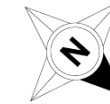


SECOND FLOOR



CARPORT

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2026. Produced for Country Properties. REF: 1477312



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

Country Properties | 1, Arlesey Road | SG5 4HA

T: 01462 834022 | E: [stotfold@country-properties.co.uk](mailto:stotfold@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

country  
properties