



3, Lambs Close

Shefford,
Bedfordshire, SG17 5FY

Offers in excess of £795,000

country
properties

CHAIN FREE and occupying a corner position within a private cul-de-sac, this impressive six bedroom detached enjoys a peaceful setting with just three other properties. Offering over 3,000 sq ft of flexible living accommodation, the property provides plenty of space for a growing family, as well as uninterrupted views across adjoining paddock land.

The location is particularly appealing for families, being within catchment for highly regarded state schools and conveniently placed for a selection of well-regarded independent schools. Arlesey Station is also just a short drive away, providing fast rail links into London.

- Offered with no upward chain !
- Beautifully presented - a credit to the current owner - Just move in!
- Family/Dining Room
- 3 stylish en-suites & family bathroom
- Oversized Garage & Ample Off Road Parking
- Underfloor heating throughout ground floor
- 30ft Kitchen/Breakfast Room
- Impressive main bedroom with every ladies dream - a generous dressing room
- Bedroom 6/study - perfect for those working from home
- A short stroll to the heart of Shefford and its excellent range of amenities



Ground Floor

Entrance Hallway

Composite front door. Stairs rising to first floor. Under stair storage cupboard. Porcelain tiled flooring. Under floor heating. Doors leading to Living room, Dining room, kitchen/breakfast room and cloakroom.

Living Room

17' 7" x 13' 1" (5.36m x 3.99m) Dual aspect double glazed windows to front & side fitted with blinds. Underfloor heating. Feature fireplace with wooden surround and electric fire.

Dining Room

17' 0" x 13' 1" (5.18m x 3.99m) Underfloor heating. Double glazed bi folding doors leading to rear garden with impressive countryside views.

Kitchen/Breakfast Room

30' 10" x 17' 11" (9.40m x 5.46m) Dual aspect double glazed windows to front & side aspect fitted with blinds. Fitted with a range of wall & base units with granite worksurfaces over and splashbacks. Inset one and half bowl stainless steel sink with chrome mixer tap. Integrated eye line double oven/grill, 4 ring induction hob with extractor over. Integrated dishwasher. Integrated washing machine. Two integrated wine coolers. Pull out larder storage. Space for America fridge freezer. Large storage cupboard, housing under floor heating controls. Porcelain tiled flooring. Double glazed bi folding doors leading to rear garden with impressive countryside views.

Cloakroom

Suite comprising: WC, corner wash hand basin with vanity unit under. Porcelain tiled flooring. Under floor heating.

First Floor

Landing

Double doors to large shelved airing cupboard housing water tank. Stairs rising to 2nd floor. Doors leading to all bedrooms & bathroom

Bedroom 1

14' 11" x 13' 2" (4.55m x 4.01m) Double glazed windows to rear aspect with views over paddock. Radiator. Door leading to En suite & opening to

Dressing Room

13' 1" x 12' 8" (3.99m x 3.86m) Dual aspect double glazed windows to front & rear aspect with views over countryside. Bespoke built in wardrobe. Radiator.

En Suite

Double glazed obscure window to side aspect. Fully tiled large walk in shower with wall mounted shower & glass screen. Three piece suite comprising: WC, wash hand basin with vanity unit under. Chrome heated towel rail. Porcelain tiled flooring. Door leading to:

Bedroom 2

15' 1" x 14' 3" (4.60m x 4.34m) Double glazed window to front aspect fitted with blinds. Radiator. Door leading to:



En-suite

Double glazed obscure window to side aspect. Three piece suite comprising: fully tiled large walk in shower with wall mounted shower & glass screen. White suite comprising: WC, wash hand basin with vanity under. Chrome heated towel rail. Porcelain tiled flooring.

Bedroom 3

12' 11" x 10' 11" (3.94m x 3.33m) Double glazed window to rear aspect with views over countryside. Radiator.

Bedroom 4

15' 1" x 14' 3" (4.60m x 4.34m) Dual aspect double glazed windows to front & side aspect. Radiator.

Bathroom

Obscure double glazed window to rear aspect. Three piece suite comprising: WC, wash hand basin with vanity under. Ceramic tiled bathside fitted with side taps. Fully tiled. Porcelain tiled flooring. Chrome heated towel rail.

Second Floor

Landing

Loft access. Doors leading to: Bedroom 5, Bedroom 6 & En suite shower room

Bedroom 5

15' 1" x 14' 3" (4.60m x 4.34m) Two Velux windows to rear aspect with views over countryside. Radiator. Eaves storage.



Bedroom 6

14' 4" x 10' 5" (4.37m x 3.17m) Velux window to rear aspect with views over countryside. Radiator. Eaves storage.

En Suite

Velux window to rear aspect. White suite comprising: WC, wash hand basin with vanity unit under. Fully tiled shower cubicle with wall mounted rainfall shower & glass screen. Chrome heated towel rail. Porcelain tiled flooring.

Outside

Front Garden

Block paved pathway . Pathway leading to front door with slate borders. Driveway providing ample off road parking leading to oversided garage.

Rear Garden

Private secluded garden enclosed by low level picket fencing with paddock views. paved patio area, mainly laid to lawn with pathway leading to gated access to front. Personal door to garage.

Garage

17' 7" x 13' 1" (5.36m x 3.99m) Oversized garage with electric up & over door. Power & light. (Potential to reconfigure to Utility room subject to the necessary planning consents). Personal door leading to garden.

Agents Note

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

Agents note: A couple of AI images have been use to illustrate the potential of some of the rooms

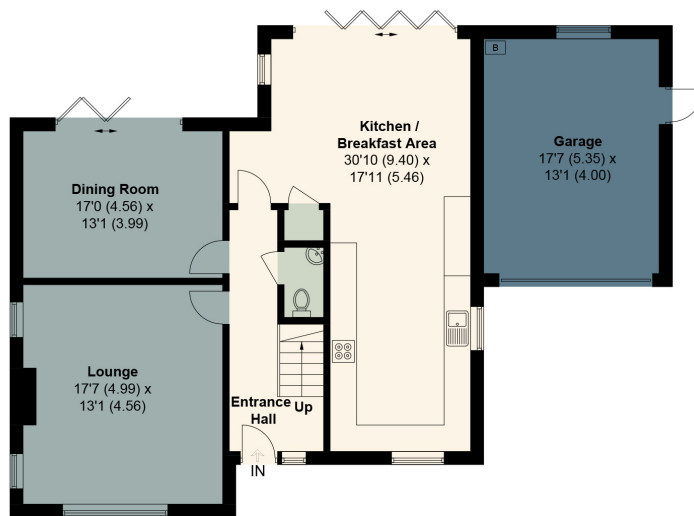
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES





Approximate Area
 Ground Floor = 110.3 sq m / 1,187 sq ft
 First Floor = 111.0 sq m / 1,195 sq ft
 Second Floor = 66.1 sq m / 711 sq ft
 Total = 287.4 sq m / 3,094 sq ft
 (Including Garage / Eaves)

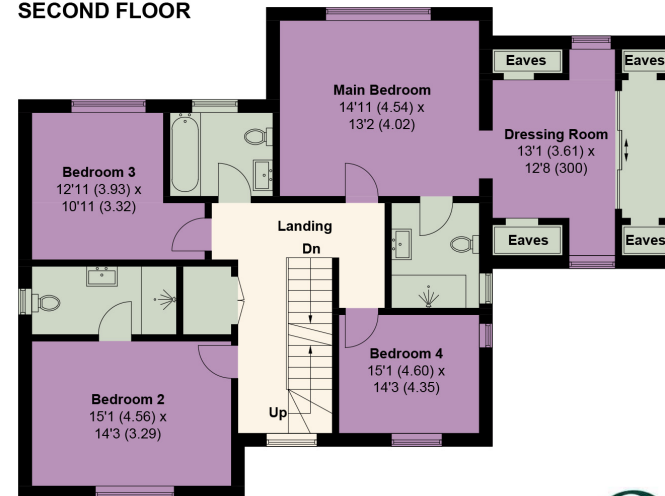
 = Reduced headroom below 1.5m / 5'0"



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



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 | 46-48, High Street | SG17 5DG

T: 01462 811822 | E: shefford@country-properties.co.uk

www.country-properties.co.uk

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