

Asking price of £329,995 Freehold

Lonsdale Road, Stevenage, SG1 5DY



- **Three Bed Family Home**
- **Contemporary Interior**
- **Spacious with Room to Extend**
- **Close to Local Amenities**
- **Driveway for One Vehicle**
- **EER: D**

Very well refurbished family home situated in the well established location of Lonsdale Road. The property is of contemporary design, spacious and offers room to extend at the back. Close to local amenities, school and bus networks.

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Entrance

Double glazed door leading to porch.

Porch

Down lighters. Doors leading to utility room and inner hallway.

Entrance Hall

Stairs to first floor. Under stairs storage cupboard. Doors to kitchen, downstairs cloakroom and lounge.

Downstairs Cloakroom

Low level WC. Concealed wash hand basin. Heated towel rail. Fully tiled walls. Down lighters.

Lounge

15'0" x 10'0" (4.57m x 3.05m)

Single radiators. Television point. Cable point. Telephone point. Coving to ceiling. Double glazed window to front.

Kitchen

9'0" x 16'0" (2.74m x 4.88m)

Comprising a range of matching fitted wall and base units. Glazed fronts and concealed lighting with work surfaces. One and half bowl, single drainer, ceramic sink unit with mixer tap. Part tiled walls. Electric cooker hob with oven under. Extractor hood over. Concealed fridge freezer. Down lighters. Television point. Single radiator. Double glazed window looking out to front. Double glazed patio door to garden.

Utility Room

Comprising a range of fitted wall and base units. Space for upright fridge freezer. Plumbing for washing machine. Space for tumble dryer with vent.

First Floor Landing

Airing cupboard housing a combi boiler (installed July 2016). Access to loft by ladder. Light, insulation and boarding.

Bedroom One

9'0" x 16'0" (2.74m x 4.88m)

Built in cupboard. Down lighters. Coving to ceiling. Double radiator. TV point. Double glazed windows dual aspect (front and rear).

Bedroom Two

9'0" x 10'0" (2.74m x 3.05m)

Built in wardrobe. Coving to ceiling. Down lighters. Single radiator. Double glazed window to front.

Bedroom Three

10'0" x 6'0" (3.05m x 1.83m)

Built in cupboard. Coving to ceiling. Down lighters. Single radiator. Double glazed window to front.

Family Bathroom

Comprising of panel enclosed bath with mixer tap with shower attachment over and glazed screens. Fully tiled. Low level WC with concealed cistern. Vanity unit. Wash hand basin with mixer tap. Splash back tiled walls. Down lighters. Extractor fan. Shaver point. Heated towel rail. Frosted double glazed windows to front.

External

Front Garden

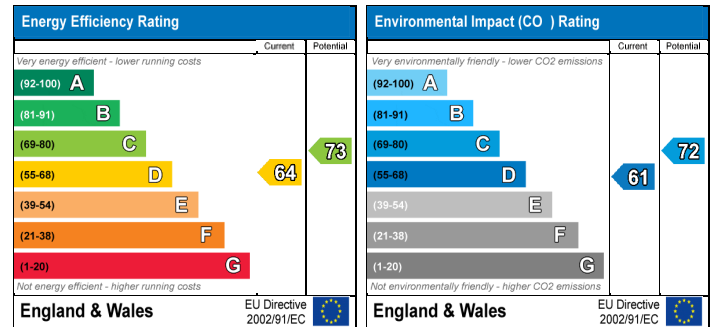
Decking area. Laid to lawn with shrubs. Path to front door. Cold water tap.

Rear Garden

Decked patio area. Laid to lawn. Shrubs and bushes. Exterior lighting. Cold water tap. Rear access. Timber garden shed with power. Access to garage.

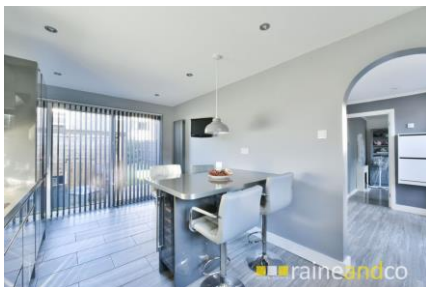
Garage

Light and power.



Agents Note

Should you wish to buy this property to let it out please enquire with our Lettings Department to discuss rental value and let ability. Should you already have other properties let out, we are always in need of properties for many awaiting tenants.



THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. The agent has not had sight of the Title documents. References to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.