



Skegness Road, Stevenage   Offers in Excess of £300,000

No onward chain – less stress, fewer delays, and a smoother path to getting the keys in your hand sooner | Blank canvas potential – live in it as it is, or take your time updating bit by bit to suit your taste | Room to grow into – generous space across all three bedrooms, ideal for young families or anyone needing a home office | Two separate reception spaces – perfect for family life, entertaining, or simply having a bit of breathing room | Practical downstairs loo – ideal for guests, kids, and those moments when upstairs feels a mile away | Modern fitted kitchen - enough worktop spaces to actually enjoy cooking without battling for elbow room | Two proper double bedrooms – no awkward box rooms here, everyone gets a decent night's sleep | Private rear garden – low-maintenance with plenty of scope for summer barbecues or a quiet cuppa in the sun | Within a MILE and a half of several good or outstanding rated primary and senior schools | Excellent transport links, with London less than 45 minutes away by train and easy access to the A1(M) and A10.



Make It Your Own, Rent it or Flip It – The Choice Is Yours! Whether you're a first-time buyer ready to create a home that's truly your own, an investor looking to rent or maybe add value and resell, or a family seeking spacious living with potential to grow, this house has something for everyone.

This generously sized three-bedroom semi detached home is move-in ready but also offers a fantastic opportunity to update, improve, and modernise. With a little TLC, this could become your dream home or a smart investment.

The living room is a great space with plenty of room for a large sofa, armchairs and other furniture. There's lots of natural light from the windows to the front and rear and a door brings the garden into the living space in the summer months.

The modern fitted kitchen has plenty of space for storage and work surfaces, so you'll never have to worry about clutter or cramped cooking conditions.

Young couples / families, in fact most, will love the convenience of a downstairs toilet for kids and it also means guests do not need to venture upstairs.

When it's time to relax and re-charge your batteries there are two DOUBLE bedrooms and a single upstairs - all with carpets so no cold feet on winter mornings.

You'll love the shower room, which offers the space for a rejuvenating morning shower, or the option to relax and unwind after a long day at work.

To the rear there's a great sized low maintenance garden which, with a bit of tidying, will be great for the summer BBQ's or catching the evening sun with a glass of wine.

Stevenage provides everyday essentials, with supermarkets, schools, healthcare services, and leisure facilities all within easy reach. The historic Old Town adds a mix of independent shops and dining options, complementing the convenience of the New Town.

From Stevenage mainline station you can be in the centre of London in less than 45 minutes. If you fancy a trip to the seaside you can stay on for just over an hour longer and be in Brighton. For those commuting by road the A1(M) and A10 take you North and South.

Great affordable homes like this get snapped up fast! DO NOT miss out - Give the Leysbrook team a call today and book your viewing before someone else buys!

**| ADDITIONAL INFORMATION**

Council Tax Band - C

EPC Rating - D

**| GROUND FLOOR**

Living Room: Approx 16' 4" x 9' 6" (4.98m x 2.90m)

Kitchen: Approx 10' 5" x 8' 2" (3.17m x 2.49m)

Dining Area: Approx 10' 5" x 8' 0" (3.17m x 2.44m)

Downstairs Cloakroom: Approx 5' 7" x 2' 8" (1.70m x 0.81m)

**| FIRST FLOOR**

Bedroom One: Approx 11' 6" x 9' 9" (3.51m x 2.97m)

Bedroom Two: Approx 10' 5" x 11' 5" (3.17m x 3.48m)

Bedroom Three: Approx 9' 2" x 8' 6" (2.79m x 2.59m)

Bathroom: Approx 6' 8" x 5' 9" (2.03m x 1.75m)

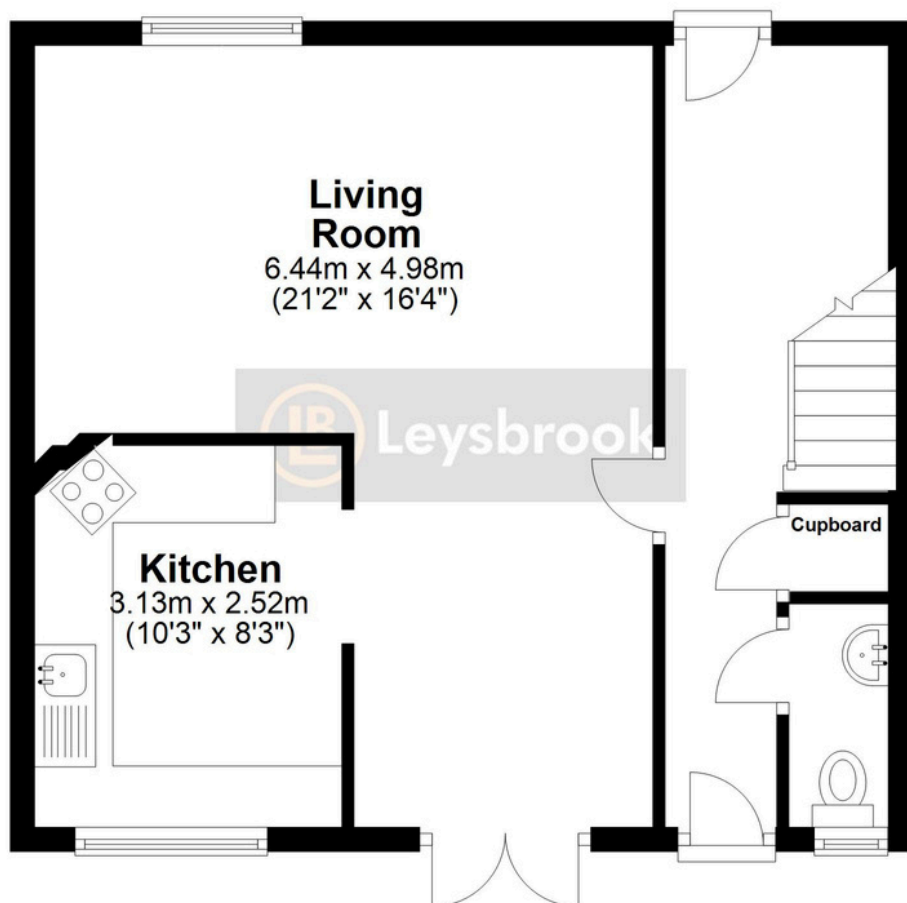
**| OUTSIDE**

Low maintenance rear garden with gated access to the back



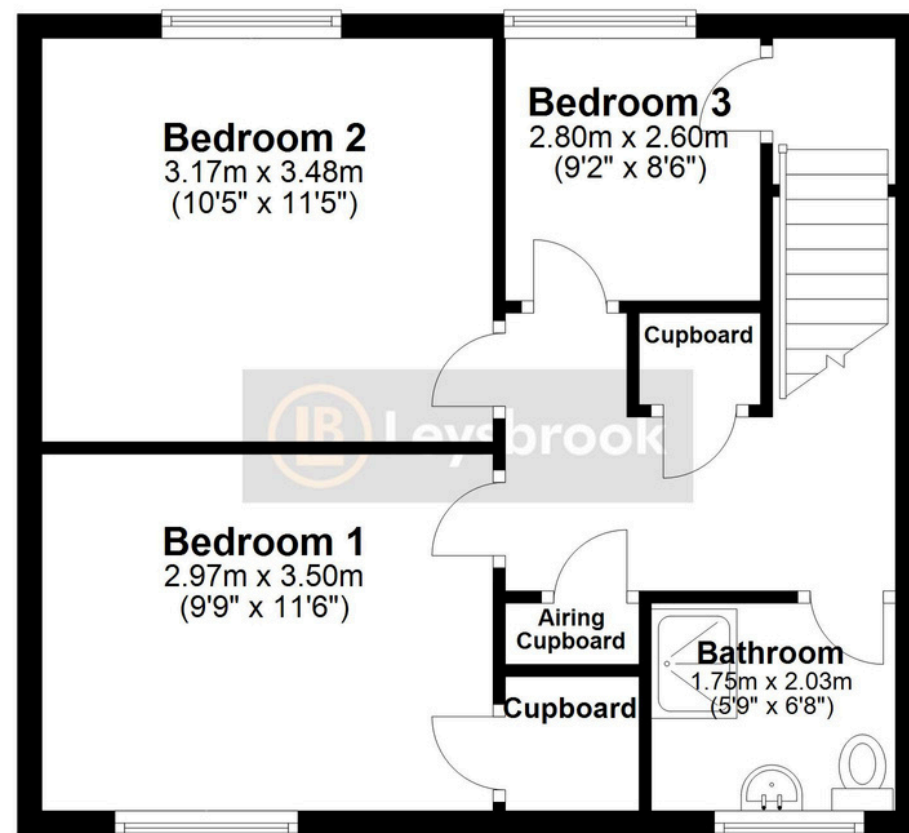
## Ground Floor

Approx. 39.9 sq. metres (429.3 sq. feet)



## First Floor

Approx. 41.0 sq. metres (441.6 sq. feet)



**Total area: approx. 80.9 sq. metres (870.9 sq. feet)**

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.  
Plan produced using PlanUp.





## Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: [info@leysbrook.co.uk](mailto:info@leysbrook.co.uk)

### Leysbrook Team

01462 419329 | [info@leysbrook.co.uk](mailto:info@leysbrook.co.uk)

Devonshire Business Centre | Works Road | Letchworth | SG6 1GJ

Leysbrook is the trading name of Leysbrook Limited

Registered in England and Wales 11327419

Registered office: Unit 1b, Focus Four, Fourth Avenue, Letchworth, Hertfordshire SG6 2TU



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	64	
(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