



7, Lucas Lane

ASHWELL,
Hertfordshire, SG7 5LN
Freehold £450,000

country
properties

A beautifully presented, light and surprisingly spacious 2 double bedroom mid terrace cottage located on Lucas Lane, Ashwell within walking distance to all local amenities. This fabulous home benefits from a double storey extension to the rear transforming the accommodation to something quite special. With a large kitchen, leading to an approx. 22ft Lounge/Diner on the ground floor and 2 very large double bedrooms with vaulted ceiling to master on the first floor, the size and spaciousness of the internal accommodation is unusual for the style of home. With a fabulous approx. 70ft rear garden and a small but very attractive front garden, this wonderful home must be seen in person to be fully appreciated!

- Beautifully presented, light and spacious throughout
- Approx 21ft Lounge/Diner with open fireplace
- Approx 70ft rear garden
- 2 large double bedrooms
- New bathroom
- UPVC Windows throughout
- Council Tax band C
- EPC rating D

Accommodation

Kitchen/Breakfast Room

10' 9" x 11' 8" (3.28m x 3.56m)

UPVC Sash window to the front aspect, radiator, range of wall mounted and base level units with work surface over and inset sink with drainer, integral gas hob with extractor over, integral oven/grill, dishwasher, washing machine, fridge/freezer, door to:

Lounge/Diner

21' 10" x 11' 9" (6.65m x 3.58m)

Stairs to the first floor, radiator, fireplace with timber mantle, tiled hearth and wood burner, French doors to rear garden.

First Floor

Landing

Loft Hatch, airing/storage cupboard, doors to:

Bedroom One

12' 10" x 10' 6" (3.91m x 3.20m)

Radiator, two UPVC windows to the rear aspect, Velux window to the side aspect, vaulted ceiling.

Bedroom Two

11' 9" x 10' 9" (3.58m x 3.28m)

UPVC Sash window to the front aspect, radiator, built in wardrobes.

Bathroom

WC, wash hand basin, heated towel rail, shower cubicle, bath, under floor heating.



External

Front

Small front garden laid to lawn with established ornamental beds and borders.

Rear

Patio area leading to garden laid to lawn approx. 70ft in length, attractive beds and borders, garden pond, timber storage shed with light and power, gated access across neighbouring property for access to front.

Ashwell

Ashwell is a picturesque village with boutique shops, historic houses, churches, 3 pubs, tennis courts, cricket grounds and pavilion, as well as being surrounded by stunning countryside. Perfect for bike rides and long dog walks! Situated 4 miles east of Baldock & 5 miles west of Royston. Convenient for A1(M) & A505. Ashwell & Mordens station offers service to Kings Cross & Cambridge. Links and school buses to Knights Templar and Bassingbourn Secondary schools. It is a short walk to Ashwell village primary school. With its abundance of clubs and social activities it has the perfect mix for families, commuters and downsizers alike.

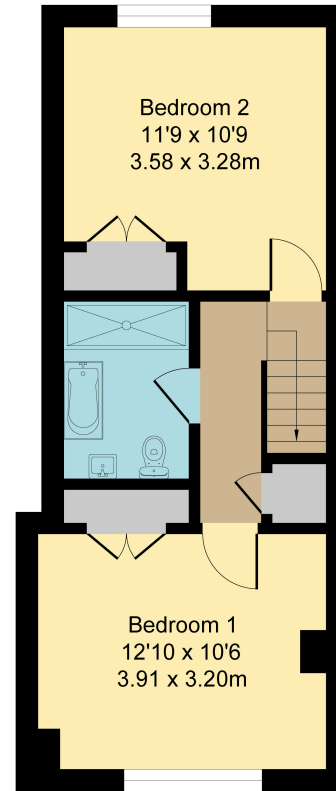
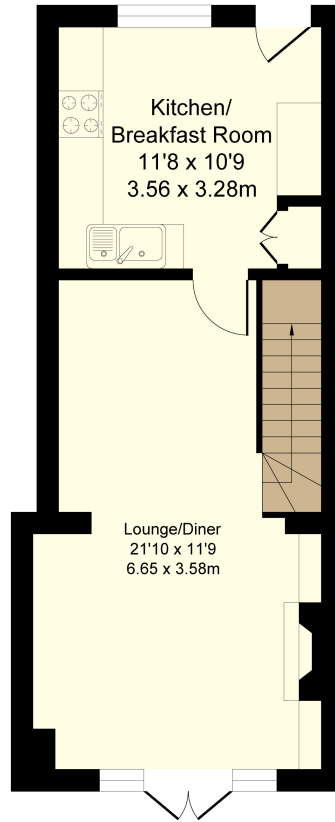




7 Lucas Lane, Ashwell

Ground Floor
Area: 35.5 m² ... 382 ft²

First Floor
Area: 35.2 m² ... 379 ft²



Total Area: 70.7 m² ... 761 ft²
All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 | 39, High Street | SG7 6BG

T: 01462 895061 | E: baldock@country-properties.co.uk

www.country-properties.co.uk

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