



Fakeswell Lane, Lower Stondon, Bedfordshire. SG16 6JY





3 Bedroom Semi-Detached House

£350,000 Freehold

**** NEW THIS EASTER **** - This well presented three bedroom semi-detached family home is located in the popular village of Lower Stondon. Newly fitted hand built bespoke kitchen with leading out to the rear garden, lounge with feature fireplace, three good sized bedrooms, re-fitted family shower room, front and rear gardens and a single garage. The summer house is currently being used as an external home office. A lovely size house priced to sell. Book your viewing now!

- Three bedroom family home
- Off street allocated parking
- Bespoke fitted kitchen
- Double glazed throughout
- Sought after village location
- Three bedrooms
- Newly fitted shower room
- EPC rating D. Council tax band C.

Ground Floor:

Entrance:

Upvc part glazed door with double glazed windows to either side. Leading to:

Entrance Hallway:

Stairs rising to first floor. Radiator. Doors to kitchen/diner and sitting room.

Sitting Room:

Abt. 14' 8" x 10' 3" (4.47m x 3.12m) Double glazed bay window to front aspect with additional double glazed window to front aspect. Radiator. Feature working fireplace with gas point, wooden mantle with inset arched metal fire surround and grate.

Kitchen/Diner:

Abt. 16' 2" x 10' 6" (4.93m x 3.20m) Upvc double glazed window to rear aspect and twin double glazed French doors to rear aspect with double glazed window to side aspect. Under stairs storage cupboard. Radiator. Range of base and wall mounted storage units with complementary quartz work surfaces. Butler sink with swan neck tap and drainer to side. Integrated appliances include fridge, freezer, dishwasher and washing machine.

First Floor:

Landing:

Hatch to loft. Doors to all rooms.

Bedroom One:

Abt. 10' 10" x 10' 8" (3.30m x 3.25m) Upvc double glazed window to rear aspect. Radiator. Airing cupboard housing combi boiler with slatted shelves over. Carpet as fitted.

Bedroom Two:

Abt. 10' 8" x 9' 2" (3.25m x 2.79m) Upvc double glazed window to front aspect. Radiator. Carpet as fitted.

Bedroom Three:

Abt. 7' 7" x 6' 5" (2.31m x 1.96m) Upvc double glazed window to front aspect. Radiator. Carpet as fitted.

Shower Room:

Abt. 7' 9" x 5' 1" (2.36m x 1.55m) Newly refurbished shower room comprising low level WC, power shower with glass panel and vanity unit. Chrome heated towel rail. Fully tiled walls and floor. Spotlights.

Outside:

Front Garden:

Block paved driveway providing off road parking and drive to side of property leading to single garage.

Rear Garden:

Mainly laid to lawn with two patio areas and timber summer house with power, currently being used as a home office.

Additional Information:

Agents Note:

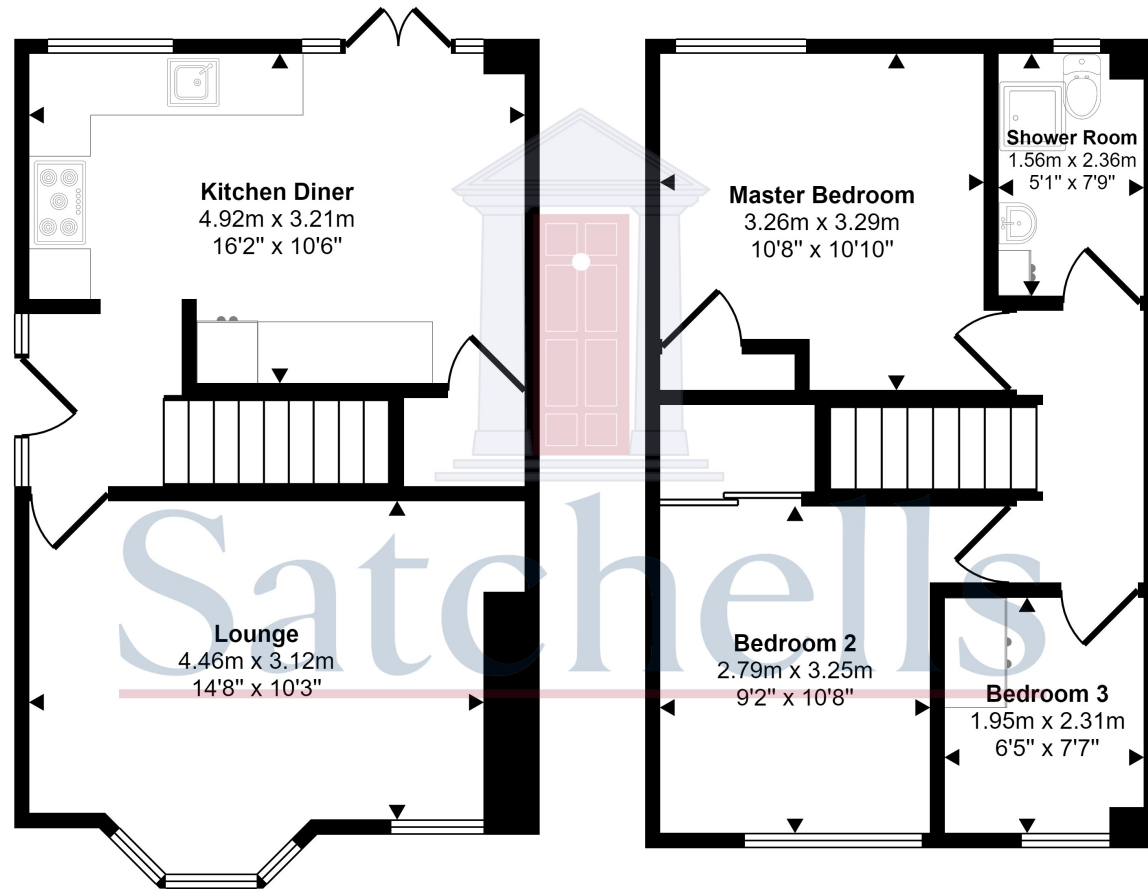
Draft details yet to be approved by the vendor and may be subject to change.



These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



Approx Gross Internal Area
75 sq m / 809 sq ft



Ground Floor
Approx 37 sq m / 402 sq ft

First Floor
Approx 38 sq m / 407 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.