



Lannock, Letchworth Offers in Excess of £325,000



**Bright and airy living room – Enjoy a cosy space filled with natural light, ideal for relaxing after a long day | Open-plan kitchen and dining area – Perfect for hosting family dinners and social gatherings, making every meal a shared experience | Practical utility room – Simplifies laundry chores, keeping the main living areas clutter-free and organised | No need to consider any improvements - Just move your own furniture in and add soft furnishings / ornaments etc., to your taste | Modern bathroom – Unwind in a stylish space that caters to both quick showers and relaxing soaks | Low-maintenance garden – Spend more time enjoying outdoor moments rather than maintaining them, perfect for busy lifestyles | Proximity to parks and green spaces – Ideal for outdoor enthusiasts, dog walkers, or weekend family adventures | Within half a mile of 3 GOOD Ofsted rated Primary SCHOOLS and a mile and a half of 5 Secondary SCHOOLS including 2 Independent / private schools and the acclaimed Knights Templar School | A mile and a half walk to Letchworth Mainline STATION - 40 mins to LONDON and just over an hour longer to BRIGHTON and 30 mins to Cambridge going North | Great road links - short drive to A1(M) and M1 and A10 nearby. 30 mins to London Luton Airport**



Searching For Your First Home Or Feeling The Need For More Space Than Your Current Flat Provides? This property is just right for couples, young families, or anyone in need of extra room to grow. It's also a perfect fit if you're thinking about downsizing from a larger house but still want the comfort of spacious living.

Step into a large, modern kitchen and dining area where you'll find ample storage and generous work surfaces. Cooking here is a pleasure, with a double oven, hob, and dishwasher ready for your culinary adventures. The hard flooring is not only stylish but also practical, especially for families with kids or pets. The open-plan design creates an inviting space where you can host dinners or simply enjoy everyday meals with ease. French doors open up to the rear garden, seamlessly blending indoor and outdoor living.

The living room, bathed in natural light from a large front-facing window, offers a cosy yet roomy setting. There's plenty of space for your favourite furniture, allowing you to personalise the room with soft furnishings and decor that reflect your style.

A downstairs toilet, tucked away for convenience, adds to the practical layout of the ground floor, ensuring guests can stay on the main level without needing to venture upstairs.

The hallway leads to a handy utility room, making laundry tasks straightforward while providing direct access to the garden for added convenience.

Upstairs, you'll find three well-sized double bedrooms, with the main featuring built-in wardrobes and the second bedroom two built in cupboards. The modern bathroom is a versatile space where you can unwind with a bath or enjoy a refreshing shower in the morning—perfect for the rhythm of family life.

Outside, the landscaped garden invites you to relax without the burden of constant upkeep. The terraced lawn adds a green touch to your surroundings, while the patio area is ideal for soaking up the sun, hosting summer barbecues, or sipping wine on a warm evening.





For families with children, the area offers a selection of good primary and secondary schools. Green spaces like Baldock Road recreation ground and the Greenway provide excellent options for outdoor activities such as dog walking, running, and cycling. A short walk brings you to a leisure centre and community football and rugby clubs, offering plenty of options for active lifestyles.

With the mainline station just a mile away, you can reach central London in under 45 minutes, or head to the seaside in Brighton in just over an hour. The A1(M) is also conveniently close, making road travel north or south easy.

Homes like this one don't stay on the market for long. **Reach out today to book your viewing before someone else makes it their own!**

### | ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - C

### | GROUND FLOOR

Living Room: Approx 16' 3" x 10' 5" (4.95m x 3.17m)

Kitchen / Diner: Approx 17' 1" x 8' 9" (5.21m x 2.67m)

Utility Room: Approx 8' 7" x 5' 7" (2.62m x 1.70m)

Downstairs Cloakroom: Approx 6' 4" x 2' 7" (1.93m x 0.79m)

### | FIRST FLOOR

Bedroom One: Approx 12' 8" x 10' 7" (3.86m x 3.23m)

Bedroom Two: Approx 9' 9" x 9' 7" (2.97m x 2.92m)

Bedroom Three: Approx 10' 6" x 9' 5" (3.20m x 2.87m)

Bathroom: Approx 6' 2" x 5' 4" (1.88m x 1.63m)

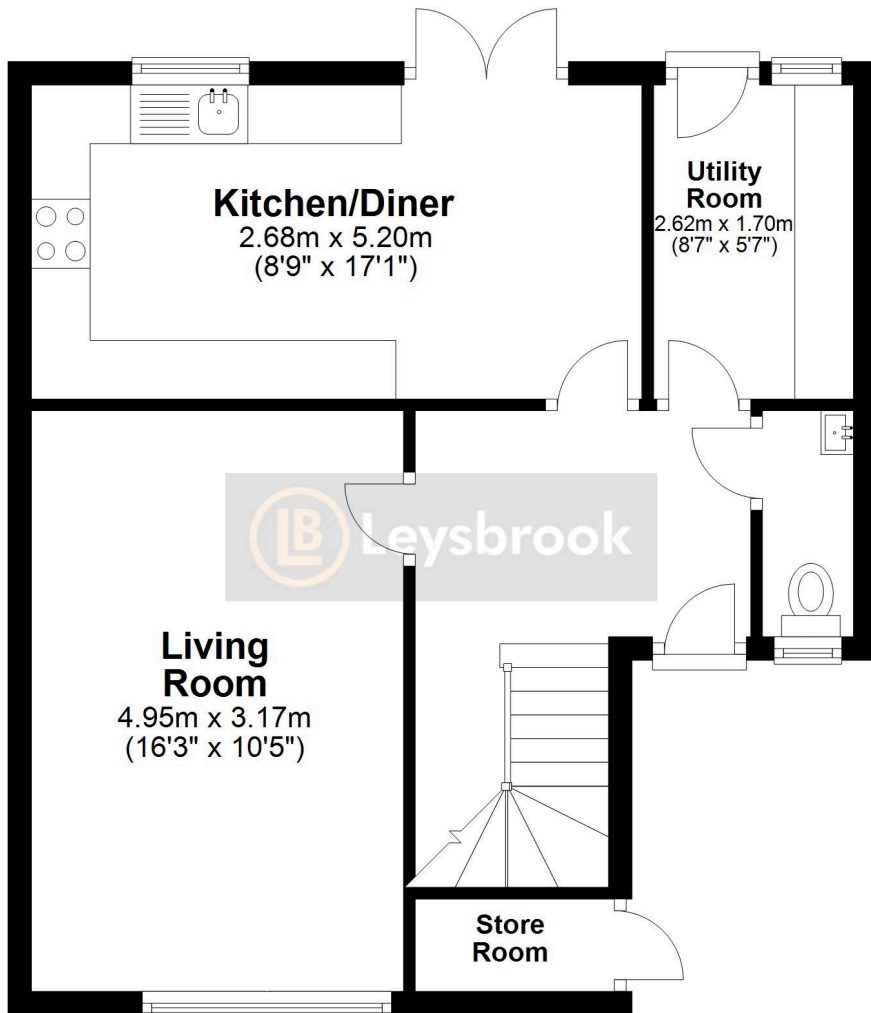
### | OUTSIDE

Enclosed low maintenance rear garden with gated access to the rear



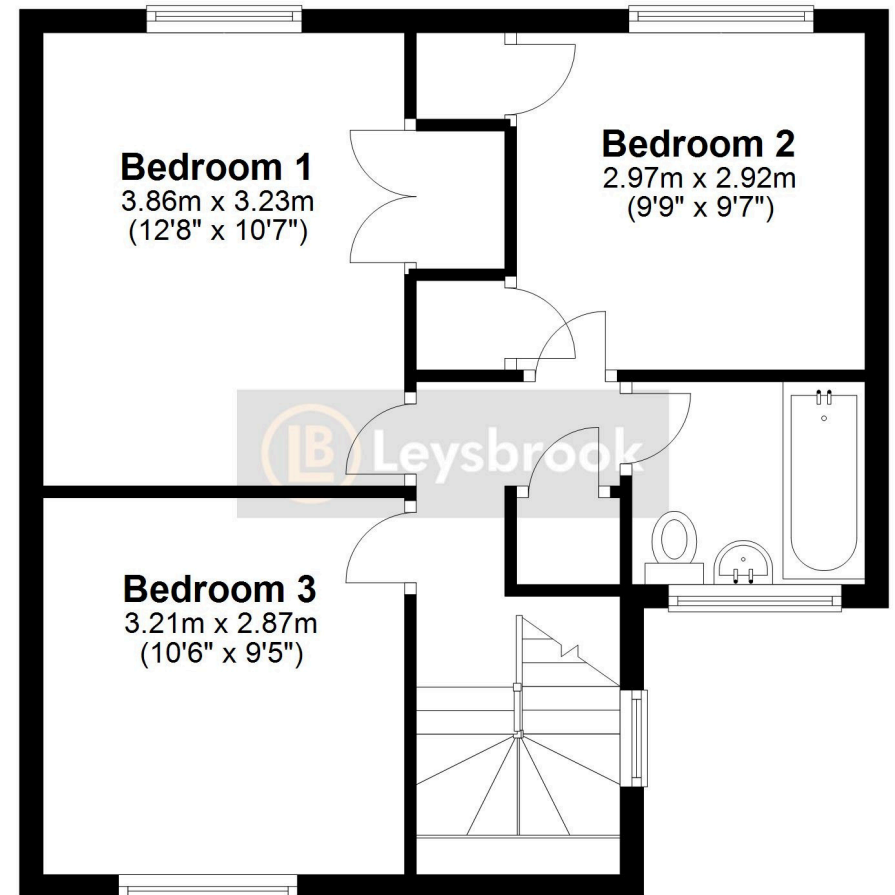
## Ground Floor

Approx. 46.1 sq. metres (496.6 sq. feet)



## First Floor

Approx. 45.1 sq. metres (485.7 sq. feet)



Total area: approx. 91.3 sq. metres (982.3 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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>89</b>
(69-80)	<b>C</b>	<b>75</b>	
(55-68)	<b>D</b>		
(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