



# 24, Laxton Gardens

Baldock,  
Hertfordshire, SG7 6DA  
Offers in Excess of £450,000

COUNTRY PROPERTIES  
PART OF HUNTERS



This well presented and extended Semi-Detached 4 bedroom family home is located in a popular area of Baldock, within 2 minute walking distance to the town centre and 15 minute walk to railway station. The property has a recently fitted modern kitchen and really good size lounge and separate dining room, low maintenance paved garden, garage, shed with power and driveway for one car.

- Gas central heating /double glazing
- Extended & Improved Throughout
- Modern fitted kitchen
- Cloakroom
- Large inner porch with built-in cupboards
- Rear lobby/utility area
- Large spacious lounge
- 4 Bedrooms and family bathroom
- Low maintenance garden with access to garage behind

## Ground Floor

### Front Door Leading To:-

### Inner Lobby

Storage cupboards. Tiled floor. Inset ceiling spot lights. Door to:-

### Hallway

Karndean flooring. Radiator. Archway to dining room. Door to:-

### Cloakroom

Low level WC. Vanity wash hand basin with mixer tap. Tiled floor. Radiator. Obscure window to side.

### Dining Room

17' 7" x 8' 11" (5.36m x 2.72m)

Dual aspect windows to rear and side. Karndean flooring. Radiator.

### Living Room

20' 2" x 14' 1" (6.15m x 4.29m) Karndean flooring. 2 radiators. TV point. Window to front. 2 velux windows. Stairs rising to first floor with under stairs storage cupboard.

### Kitchen

14' 1" x 8' 5" (4.29m x 2.57m)

Vast range of base and wall mounted units with quartz work surfaces over. Built-in double oven and NEFF 5 ring hob with extractor over. Integrated dishwasher. Space for fridge/freezer. Quooker hot water tap with water softener. 1 1/2 acrylic sink. Tiled floor. Ceiling spot lights. Window to rear. Door to:-

### Rear Lobby

Space for washing machine and dryer. Velux window. Dog flap. Door to garden.

## First Floor

### Landing

Access to insulated and part boarded loft space with pull down ladder.



## Bedroom One

11' 10" x 10' 10" (3.61m x 3.30m)

Built-in wardrobe with hanging rail. Further built-in cupboard with hanging rail. Ceiling spot lights. Radiator. Window to front.

## Bedroom Two

10' 10" x 9' 3" (3.30m x 2.82m)

Laminate flooring. Built-in wardrobe. Radiator. Window to front.

## Bedroom Three

8' 11" x 7' 11" (2.72m x 2.41m)

Laminate flooring. Built-in cupboard with hanging rail and shelving. Radiator. Window to rear.

## Bedroom Four

8' 5" x 7' 6" (2.57m x 2.29m)

Built-in cupboard. Radiator. Window to front.

## Bathroom

7' 11" x 6' 8" (2.41m x 2.03m)

Curved bath with mixer tap and wall mounted shower attachment with rain shower over and hand-held shower attachment. Low level WC. Vanity wash hand basin with cupboard under. Heated towel rail. Tiled floor. Obscure window to rear.

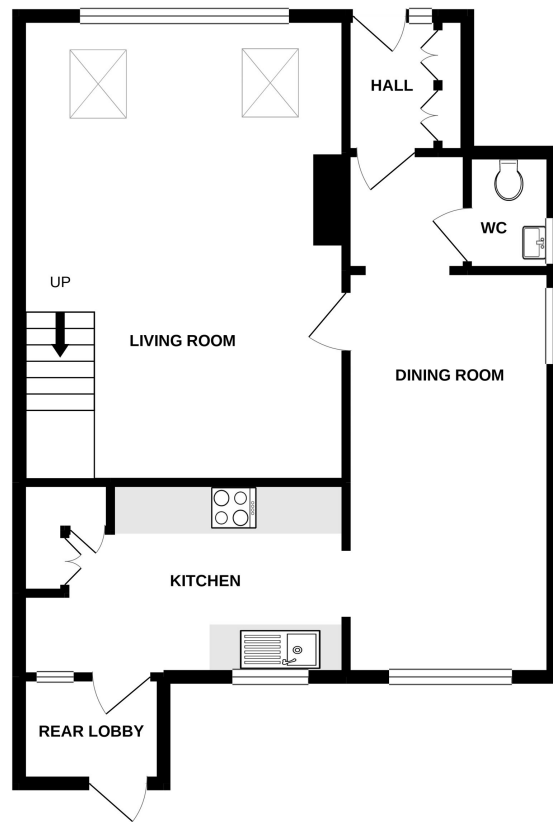
## Outside

### Rear Garden

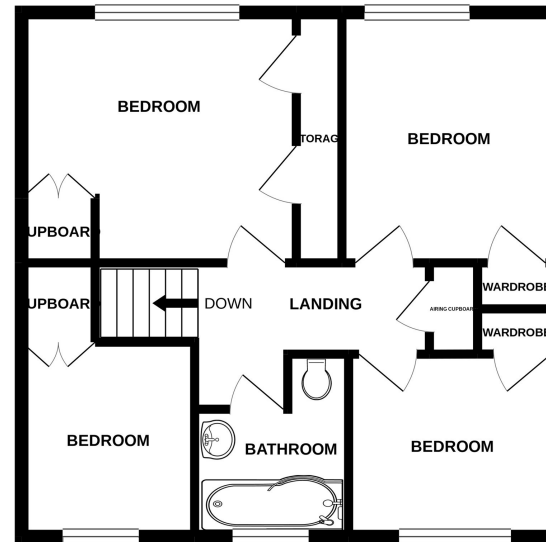
Low maintenance paved garden with large timber shed. Mature bush and tree borders. Panel fence surrounding. Rear gated access leading to parking and single garage with up and over door.



## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing by appointment only

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