



Elbow Lane, Stevenage, Hertfordshire. SG2 8LP

- THREE BEDROOMS
- DOUBLE DRIVEWAY
- DOWNSTAIRS SHOWER ROOM
- SHAKER STYLE FITTED KITCHEN
- DOWNSTAIRS STUDY
- UTILITY SPACE
- EXTENDED TO THE REAR
- SOUTH FACING REAR GARDEN
- CLOSE TO SHOPS AND AMENITIES
- CLOSE TO SCHOOLS



PROPERTY DESCRIPTION

This lovely, three bedroom family home in Elbow Lane, Stevenage has been extended on the ground floor to create a larger space for a family. The property comprises; lounge/diner, kitchen, downstairs shower room, utility area and study, three good size bedrooms and family bathroom. To the front; a block pave driveway allows parking for 2 - 3 cars and the south facing rear garden has been beautifully maintained.

Elbow lane is located in the Oaks Cross area in the south of Stevenage with fantastic links to the A1m and A602. Local amenities also include:

Longmeadow Primary School 0.2 Miles

Local Shops 0.3 Miles

Barnwell Secondary 0.6 Miles

A1m Junction 7 1.4 Miles

Stevenage Train Station 1.9 Miles

Stevenage Town Centre 2.0 Miles



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE PORCH

Door leading to:

ENTRANCE HALLWAY

Doors leading to kitchen, lounge, downstairs shower room and study. Stairs to the first floor.

LOUNGE/DINER

5.6m x 3.8m (18' 4" x 12' 6")

Extended to create a larger room and space for a dining table. Gas fire. French doors opening to the rear garden and window to the rear aspect.

KITCHEN

2.7m x 2.1m (8' 10" x 6' 11")

Shaker style fitted kitchen comprising a range of wall and base units with work surface over. Space for freestanding cooker and undercounter fridge. Larder cupboard. Window to the front aspect.

DOWNSTAIRS SHOWER ROOM

0.9m x 2.6m (2' 11" x 8' 6")

Fully tiled shower room with shower enclosure, wash hand basin and w/c. Window to the front aspect.

UTILITY AREA

Space and plumbing for washing machine, tumble dryer and fridge/freezer.

STUDY

1.57m x 2.09m (5' 2" x 6' 10")

A useful additional space currently used as a study with door to the rear garden.

FIRST FLOOR

FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Access to the loft. Window to the front aspect.

BEDROOM ONE

4m x 2.7m (13' 1" x 8' 10")

Double bedroom with fitted wardrobes. Two storage cupboards (one housing the hot water tank) Window to the rear aspect. Radiator.

BEDROOM TWO

3m x 2.5m (9' 10" x 8' 2")

Double bedroom with fitted wardrobes, storage cupboard and window to the rear aspect. Radiator.

BEDROOM THREE

2.06m x 3.12m (6' 9" x 10' 3")

Single bedroom with storage cupboard and window to the front aspect. Radiator.

BATHROOM

1.6m x 1.7m (5' 3" x 5' 7")

Partially tiled bathroom comprising; side panel bath with electric shower over and glass shower screen, wash hand basin and w/c. Window to the front aspect.

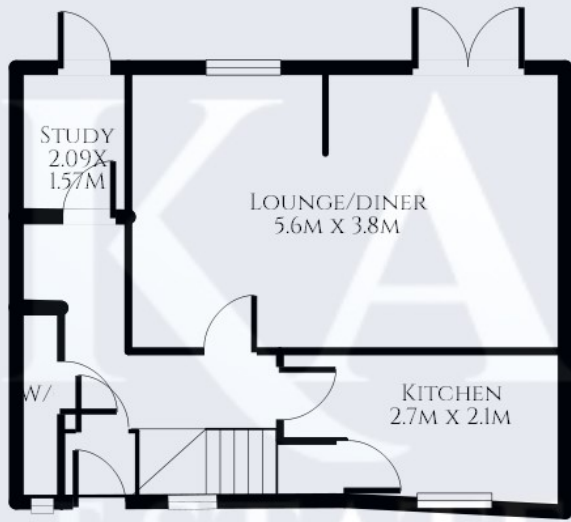
DRIVEWAY

Block pave driveway allowing for parking of at least two cars.

REAR GARDEN

South facing, fully enclosed rear garden, mainly laid to lawn with two patio areas; bordered by mature shrubs and bush's.





GROUND FLOOR



FIRST FLOOR

APPROX GROSS INTERNAL FLOOR AREA: 80 SQ.M / 856 SQ.FT

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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