



**Fleetwood, Letchworth Offers in Excess of £300,000**

**NO STAMP DUTY for First Time Buyers | 19ft lounge / diner - great space for sofa and other furniture. Lots of natural light from the French doors to rear garden | Bright, Airy Kitchen - Natural light and ample storage make cooking a pleasure | Three Generous Bedrooms - Two double rooms for comfortable and restful nights | Good size Rear Garden - Perfect for summer barbecues, evening drinks, and outdoor fun | Off road parking bay outside to the front - not allocated | Green Spaces Nearby - Ideal for dog walking, running and cycling | 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 | Convenient Commuting - Mainline station a mile away, with fast access to London, Cambridge and even Brighton | Good road links - short drive to the A1(M) North and South, less than 1/2hr to London Luton Airport**



Looking for your first home or ready to upgrade from a small flat? This property is perfect for a couple, a young family, or anyone craving more space. Built in the 1960s, this ex-Council home offers a generous plot and spacious interiors, making it an excellent choice for anyone seeking room to grow.

The living room is a welcoming space with modern, neutral décor. It's spacious enough for a large sofa, armchairs, and additional furniture, allowing you to personalize it with your unique style. The French doors open directly to the garden, seamlessly blending indoor and outdoor living. Plus, there's ample room for a dining table, making it a perfect spot for family meals and entertaining friends.

An additional room downstairs provides a great space for an office for those working from home, a dining room, a kids play room or perhaps a teenage games room.

At the front of the house, you'll find a bright, airy kitchen with plenty of natural light from the large window overlooking the front garden. Although it is not the latest in modern contemporary design, the kitchen is a large space that offers ample storage and work surfaces, ensuring you have everything you need to cook and enjoy your culinary adventures.

When it's time to unwind, head to one of the three generously sized bedrooms. Two of these are spacious doubles, providing a cozy retreat for restful nights. The bathroom, while not ultra-modern, features a functional shower, perfect for both invigorating morning starts and relaxing evening soaks.

The garden at the rear is a great size and has both lawned and paved patio areas. It's an ideal spot for summer barbecues, evening drinks, or simply enjoying some fresh air. There's also space for a shed, making it easy to store garden tools and furniture, with a convenient gate for rear access.



Families will appreciate the proximity to excellent Primary and Secondary Schools, as well as green spaces like Baldock Road recreation ground and the Greenway. These areas are perfect for dog walking, running, and cycling. A short walk away, you'll find a Leisure Centre and community football and rugby clubs, offering plenty of recreational options.

For commuters, the mainline station is just a mile away, providing quick access to central London in under 45 minutes, or a scenic trip to Brighton in just over an hour. The nearby A1(M) ensures easy road travel both north and south.

Homes like this are in high demand, so don't miss out! Contact the Leysbrook team today to book your viewing and make this great property your new home.

### | ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - D

### | GROUND FLOOR

Lounge / Diner: Approx 19' 8" x 13' 7" (5.99m x 4.14m)

Kitchen: Approx 13' 3" x 9' 8" (4.04m x 2.95m)

Utility Area: Approx 17' 1" x 5' 4" (5.21m x 1.63m)

### | FIRST FLOOR

Bedroom One: Approx 12' 5" x 10' 7" (3.78m x 3.23m)

Bedroom Two: Approx 11' 3" x 10' 7" (3.43m x 3.23m)

Bedroom Three: Approx 8' 10" x 7' 10" (2.69m x 2.39m)

Bathroom: Approx 5' 7" x 5' 5" (1.70m x 1.65m)

Toilet: Approx 5' 5" x 2' 10" (1.65m x 0.86m)

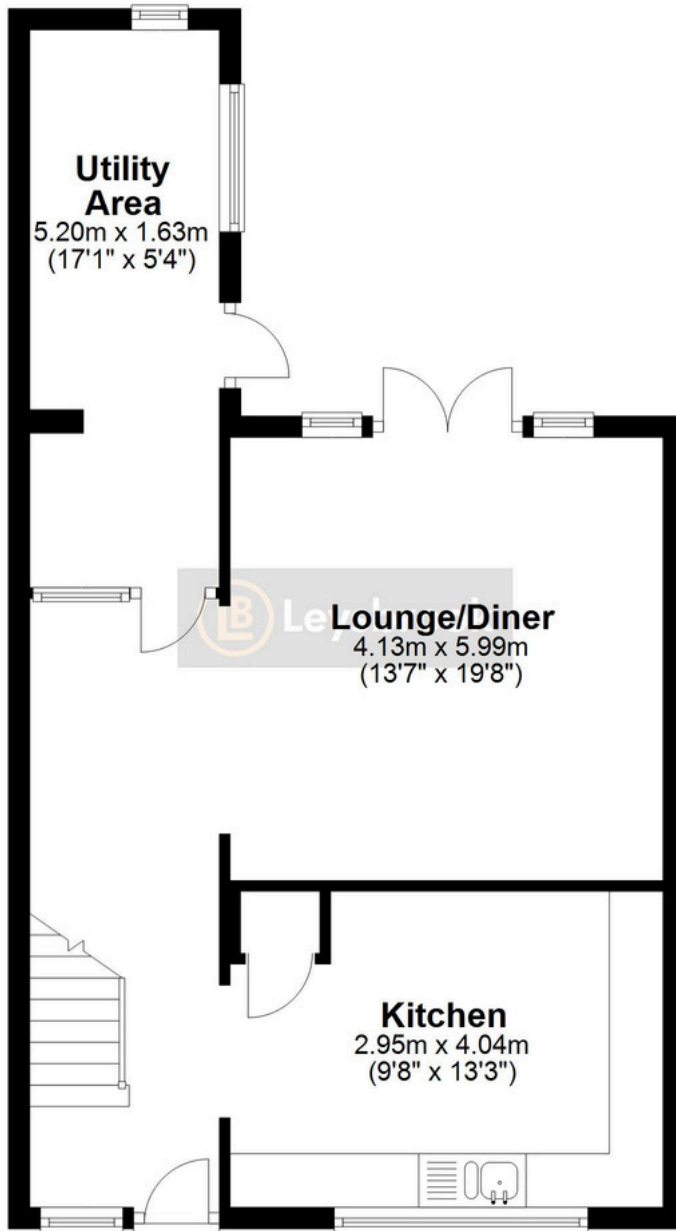
### | OUTSIDE

Enclosed rear garden with gated access to the rear



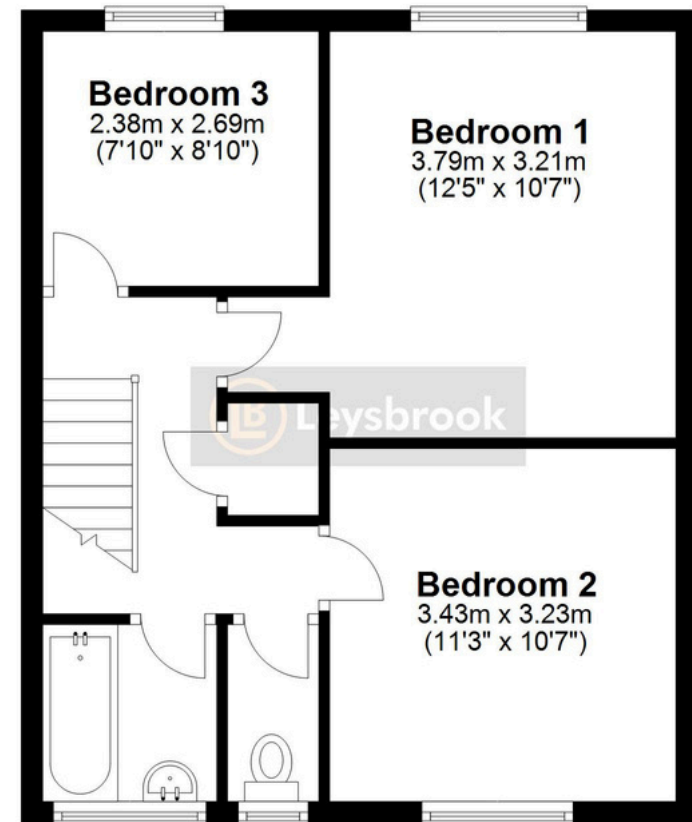
## Ground Floor

Approx. 48.5 sq. metres (522.0 sq. feet)



## First Floor

Approx. 45.3 sq. metres (487.7 sq. feet)



Total area: approx. 93.8 sq. metres (1009.6 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>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</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