

country  
properties

Fakeswell Lane  
Lower Standon,  
Bedfordshire, SG16 6JY  
£465,000



Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG  
T: 01462 811822 | E: shefford@country-properties.co.uk  
[www.country-properties.co.uk](http://www.country-properties.co.uk)

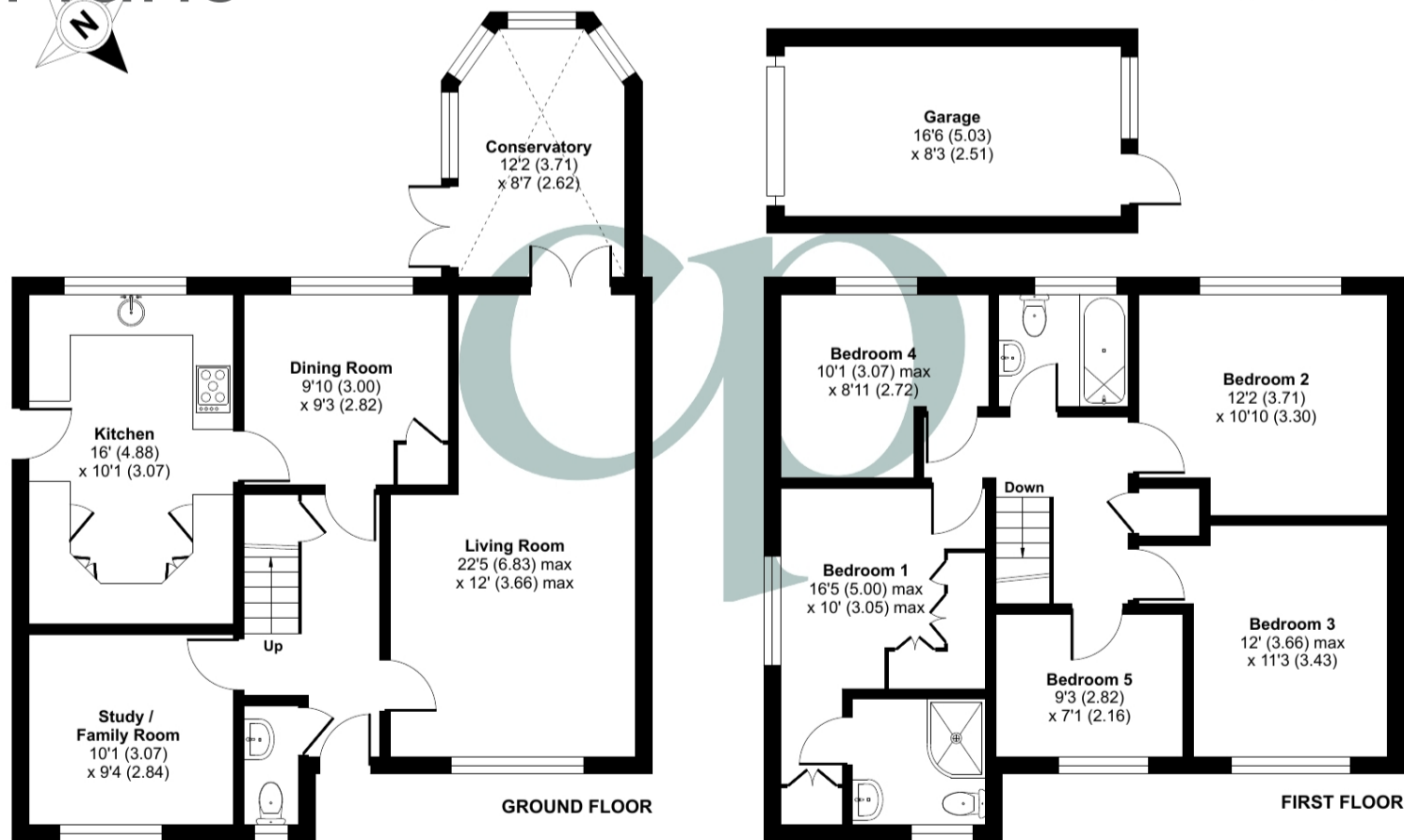
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This sympathetically extended 5 bedroom semi detached home with a family friendly layout offering spacious living areas to include 3 reception rooms. The property boasts a wrap around south-westerly facing garden and countryside walks on your doorstep.

- Recently decorated throughout
- Double glazed Victorian style conservatory
- Contemporary re-fitted family bathroom
- Short drive to the bustling town of Hitchin with many shops, bars and restaurants and Arlessey station with direct rail links into London
- Re-fitted kitchen with granite worksurfaces and integrated appliances
- Main bedroom with en-suite shower room
- Garage and driveway parking to the rear

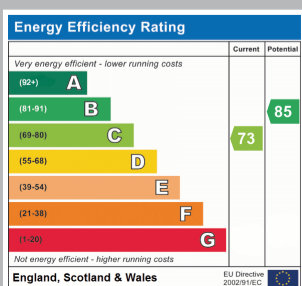


## Floor Plans



Approximate Area = 1522 sq ft / 141.3 sq m  
 Garage = 138 sq ft / 12.8 sq m  
 Total = 1660 sq ft / 154.2 sq m  
 For identification only - Not to scale

**RICS Certified Property Measurer**  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1116367



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



**GROUND FLOOR**

Entrance Hall

Stairs rising to first floor with under stairs storage cupboard. Radiator.

Doors into cloakroom, living room, dining room and study/family

room.

Cloakroom

Suite comprising low level wc and wash hand basin. Fully tiled walls

and tiled flooring. Heated towel rail.

front.

Living Room

22' 5" (max) x 12' 0" (max) (6.83m x 3.66m) Multi pane double glazed

window to front. Two radiators. Two

opening into the conservatory.

Conservatory

12' 2" (max) x 8' 7" (max) (3.71m x 2.62m) Victorian style UPVC double

glazed construction on brick base

with multi pane double doors

opening onto the rear garden.

Radiator. Wall light.

Study/Family Room

10' 1" x 9' 4" (3.07m x 2.84m) Multi

pane double glazed window to

front. Radiator.

Dining Room

9' 10" x 9' 3" (3.00m x 2.82m) Multi

pane double glazed window to rear.

Radiator. Storage cupboards with

shelving.

Kitchen

16' 0" x 10' 1" (4.88m x 3.07m) A range

of high gloss wall and base units

with granite worksurfaces and

upstands. Inset one & half bowl

stainless steel sink with drainer and

swan neck mixer tap over. Space for

Rangemaster gas oven with granite

splashback and extractor hood

over. Fitted microwave. Full height

pantry cupboard with double doors

and shelving. Integrated

dishwasher, washer dryer, full

height fridge and freezer. Wall

mounted gas boiler enclosed in

cupboard. Ceramic tiled flooring.

Multi pane double glazed window

to rear and door to side, providing

access to the rear garden.



## FIRST FLOOR

### Landing

Access to loft space. Doors into all bedrooms and family bathroom.

### Bedroom 1

16' 5" (max) x 10' 0" (max) (5.00m x 3.05m) Multi pane double glazed window to side. Fitted wardrobes and drawer units. Radiator. Door into:

### En-Suite Shower Room

Suite comprising corner shower cubicle, vanity wash hand basin and low level wc. Fully tiled walls and tiled flooring. Chrome heated towel rail. Obscure double glazed window to front.

### Bedroom 2

12' 2" x 10' 10" (3.71m x 3.30m) Multi pane double glazed window to rear. Radiator.

### Bedroom 3

12' 0" (max) x 11' 3" (3.66m x 3.43m) Multi pane double glazed multi pane window to front. Radiator.



### Bedroom 4

10' 1" (max) x 8' 11" (3.07m x 2.72m) Multi pane double glazed window to rear. Radiator.

### Bedroom 5

9' 3" x 7' 1" (2.82m x 2.16m) Multi pane double glazed window to front. Radiator.

### Family Bathroom

Suite comprising panel enclosed bath with mains shower and glass side screen, low level wc and feature circular countertop wash hand basin with drawers under. Fully tiled walls and tiled flooring. Heated towel rail.

## OUTSIDE

### Front Garden

Shingled garden with flower/shrub borders and central pathway to front door. Gated access to the rear.

### Rear Garden

Laid mainly to lawn with shingled borders and stepping stone pathway to rear. Cold water tap. Service light. Personal door to garage.

### Garage

Up & over door with power/light connected. Driveway providing off road parking for 2 cars.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

