



32, Lucas Lane

Ashwell, Baldock,
Hertfordshire, SG7 5LN
Freehold £1,150,000

country
properties

A beautifully presented and significantly extended 3/4 bedroom detached Victorian cottage in a charming 'tucked away' position. This fantastic family home located on Lucas Lane, Ashwell is set back from the main road and the majority of neighbouring properties with a large gravel driveway leading to the property providing a true sense of privacy. Beyond this is a charming wrap around garden with various seating areas, raised pond and lawn measuring approx. 85ft x 40ft. Internally the home offers immaculately presented, light, spacious living with an abundance of character features yet with a modern, high specification finish throughout. With a stunning 30ft lounge/dining room opening on to the rear garden via bi folding doors, large & high specification kitchen diner, snug/bedroom 4, shower room and study area on the ground floor, the accommodation is particularly versatile for the style and age of property. On the first floor are 3 true double bedrooms with ensuite to master and family bathroom. A delightful home that must be visited in person to truly appreciate the light, airy feel and unique setting!

- Significantly extended 3/4 detached Victorian Cottage
- 3/4 double bedrooms (en-suite to master)
- Stunning garden
- Council Tax band E
- Tucked away location
- Beautifully presented throughout
- External workshop & insulated office/studio
- EPC Rating E



Accommodation

Entrance Hallway

8' 2" x 6' 3" (2.49m x 1.91m)

Window to the front aspect, radiator, doors to Kitchen/diner, study and downstairs shower room.

Shower Room

Velux window to the rear aspect, heated towel rail, WC, wash hand basin, walk in shower with screen.

Kitchen/Diner

16' 11" x 13' 8" (5.16m x 4.17m)

Vaulted ceiling, radiator, windows to the front and side aspect, range of wall mounted and base level units with marble work surface over, inset sink with drainer, gas hob with extractor over. Integral Neff double oven/grill and microwave, fridge, freezer, dishwasher. French doors to garden. Large walk in utility cupboard housing washing machine, tumble dryer, boiler, water softener and megaflo tank.

Study

12' 10" x 12' 2" (3.91m x 3.71m)

Sash window to the side aspect, radiator, stairs to the first floor, under stairs cupboard, open fire with iron surround and stone hearth, door to lounge and snug/bedroom 4.

Snug/Bedroom Four

11' 10" x 11' 4" (3.61m x 3.45m)

Sash window to the side aspect, radiator, built in storage cupboards.

Lounge/Formal Dining Room

30' 5" x 12' 0" (9.27m x 3.66m)

Sash window to the side aspect and multiple windows to other side, two radiators, open fire with timber surround and brick hearth, opening to dining area at rear with bi-folding doors to rear garden.

First Floor

Landing

Two radiators, window to the front aspect, doors to:



Bedroom One

14' 8" x 11' 7" (4.47m x 3.53m)

Window to the front aspect, built in wardrobes, door to:

En-suite

Velux window to the rear aspect, WC, wash hand basin, shower cubicle, heated towel rail.

Bedroom Two

11' 11" x 11' 4" (3.63m x 3.45m)

Radiator, sash window to the rear aspect, feature fireplace, loft hatch.

Bedroom Three

11' 11" x 8' 8" (3.63m x 2.64m)

Sash window to the rear aspect, radiator, loft hatch.

Family Bathroom

Sash window to the rear aspect, radiator, heated towel rail, free standing roll top bath with shower attachment, wash hand basin, WC, shower cubicle.



External

Front

Large gravel driveway with parking for multiple vehicles, timber bike store, workshop, gated access to garden and entrance path.

Workshop

11' 7" x 9' 0" (3.53m x 2.74m)

Light, power, storage cupboards and workbenches.

Rear/Side

Large garden with established beds, borders, various shingled seating areas and raised garden pond, lawn measuring approx. 85ft x 40ft, further gravel seating, clothes drying area at rear with chicken coop, timber storage shed, office/studio.

Office/Studio

11' 4" x 8' 9" (3.45m x 2.67m)

Insulated with light and power.

Agents Notes

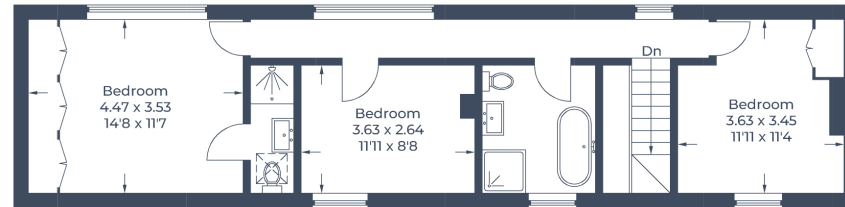
Ashwell

Ashwell is a picturesque village with boutique shops, historic houses, churches, 3 pubs, tennis courts, cricket grounds and pavilion, as well as being surrounded by stunning countryside. Perfect for bike rides and long dog walks! Situated 4 miles east of Baldock and 5 miles west of Royston. Convenient for A1(M) and A505. Ashwell & Mordens railway station offers a direct service to London Kings Cross & Cambridge. Links and school buses run to Knights Templar and Bassingbourn Secondary schools. It is a short walk to Ashwell village primary school. With its abundance of clubs and social activities Ashwell has the perfect mix for families, commuters and retirees alike.

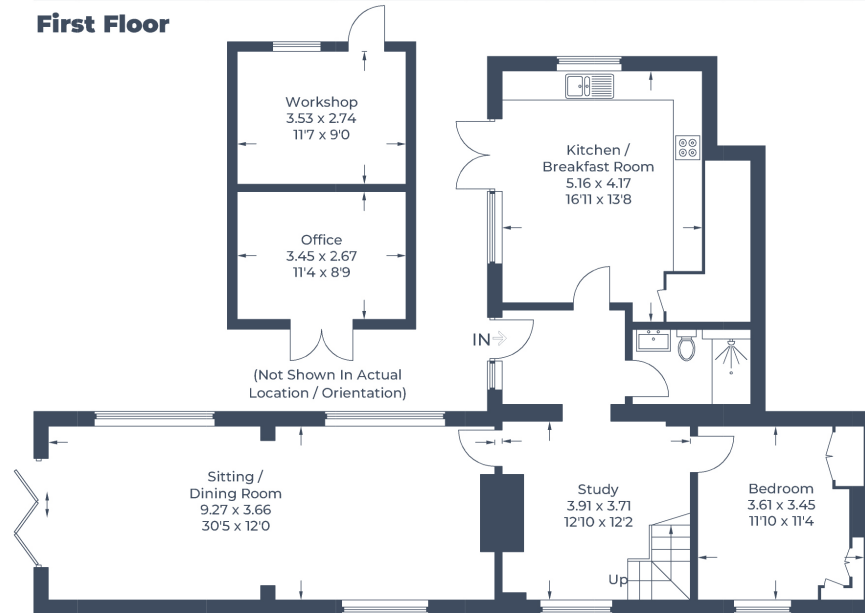




Approximate Gross Internal Area
 Ground Floor = 97.5 sq m / 1,049 sq ft
 First Floor = 60.8 sq m / 654 sq ft
 Outbuildings = 19.4 sq m / 209 sq ft
 Total = 177.7 sq m / 1,912 sq ft

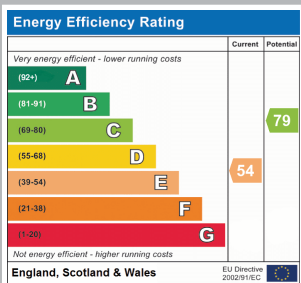


First Floor



Ground Floor

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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.

Viewing by appointment only

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