



Lymans Road, Arlesey, Bedfordshire. SG15 6TQ





4 Bedroom Semi-Detached House

Guide Price £525,000 Freehold

A beautifully presented and extended three/four bedroom family home set on a good size plot with a south facing rear garden.

Internally this property offers a fantastic living space having been thoughtfully extended in the recent past. On the ground floor you are greeted by a welcoming entrance hall with doors leading to the ground floor shower room, home office/bedroom four and a spacious living room with part vaulted ceiling. This then leads through to a luxurious kitchen/dining room that is fitted with a comprehensive range of units. A useful utility room completes the ground floor. Upstairs are three generous bedrooms and the family bathroom. Externally the attractive frontage provides off road parking for two/three cars whilst to the rear is a pleasant south facing rear garden. All in all a fabulous family home that must be viewed.



- Extended family home
- Super kitchen/dining room
- Large living room
- Home office/bedroom four
- Ground floor shower room
- First floor bathroom
- Three further bedrooms
- South facing rear garden
- Off road parking
- EPC rating C. Council tax band C

Ground Floor

Front Door:

Double glazed front door.

Entrance Hall:

Stairs to first floor. Double glazed window to front. Radiator. Inset ceiling lights. Karndean flooring.

Shower Room:

A white suite comprising a fully tiled corner shower cubicle with shower, pedestal wash hand basin and low level WC. Tiled splash back area. Double glazed window to front. Extractor fan. Heated towel rail. Inset ceiling lights. Karndean flooring.

Home Office/Bedroom Four:

Abt: 18' 0" x 9' 3" (5.49m x 2.82m) A great additional room that could serve as a fourth bedroom, home office or playroom. Double glazed window to rear. Radiator. Carpet as fitted.

Living Room:

Abt 22' 1" x 13' 9" (6.73m x 4.19m) An extended living room with part vaulted ceiling. Double glazed window to rear. Inset Bio-Ethanol living flame fire. Television point. Radiator. Karndean flooring.

Kitchen/Dining Room:

Abt 27' 2" x 10' 1" (8.28m x 3.07m) A superbly fitted dual aspect kitchen/dining room with vaulted ceiling and comprising a comprehensive range of eye and base level units with ample roll top work surfaces. Single drainer one and half bowl sink unit. Built-in induction hob, double electric oven and extractor hood. Integrated dishwasher. Tiled splash back area. Double glazed window to front. Double glazed Velux window. Double glazed French doors to rear garden. Double glazed door to side. Radiator. Inset ceiling lights. Karndean flooring.

Utility Room:

Fitted with units to match those of the kitchen. Stainless steel inset sink units. Plumbing for automatic washing machine. Wall mounted gas boiler. Heated towel rail. Double glazed window to front. Tiled splash back area. Karndean flooring.

First Floor

Landing:

Double glazed window to front. Airing cupboard. Loft access. Carpet as fitted.

Bedroom One:

Abt 12' 7" x 11' 3" (3.84m x 3.43m) Twin aspect double glazed windows to rear. Radiator. Carpet as fitted.

Bedroom Two:

Abt 12' 3" x 10' 10" (3.73m x 3.30m) Double glazed window to rear. Radiator. Laminate flooring.

Bedroom Three:

Abt 9' 6" x 7' 4" (2.90m x 2.24m) Double glazed window to front. Radiator. Laminate flooring.

Bathroom:

A white suite comprising a 'P' shaped shower bath with mixer tap and shower over. Vanity unit with inset wash hand basin and low level WC. Fully tiled walls. Double glazed window to side. Extractor fan. Heated towel rail. Tiled flooring.

Outside**Front Garden:**

An attractive front garden retained with a brick wall. Gravelled areas providing off road parking for two/three cars. A variety of plants and shrubs.

Rear Garden:

A good size south facing rear garden with a paved patio area and established lawn. Timber shed to remain. outside lighting. Outside tap. Gated side access.

Agents Note:

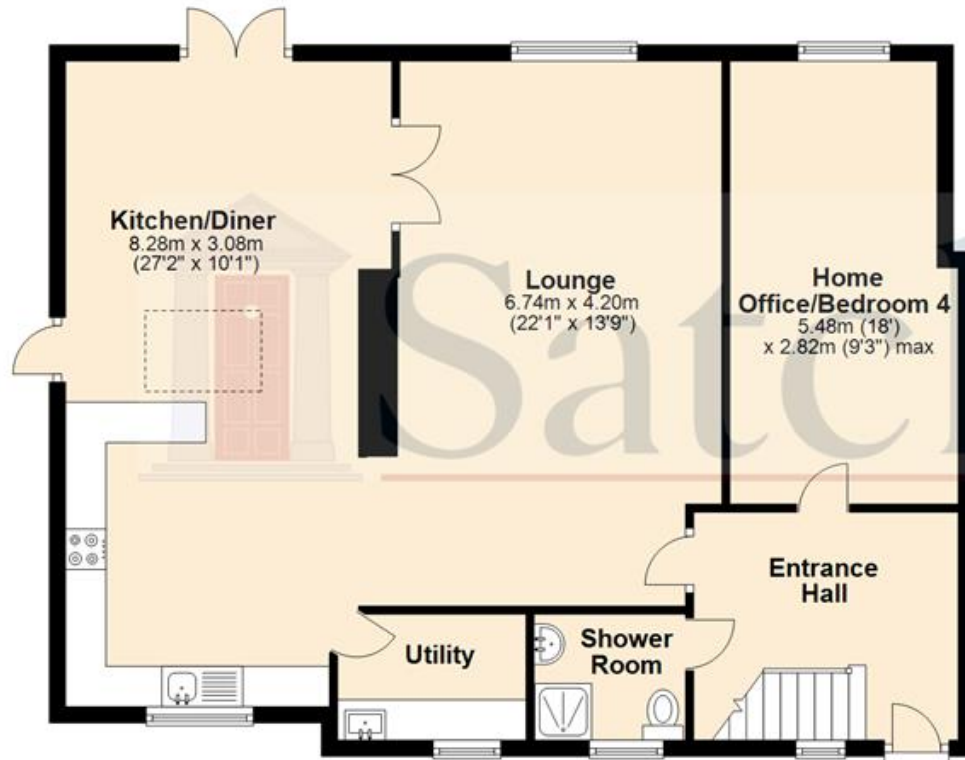
Draft particulars yet to be approved by the vendor and may be subject to change.



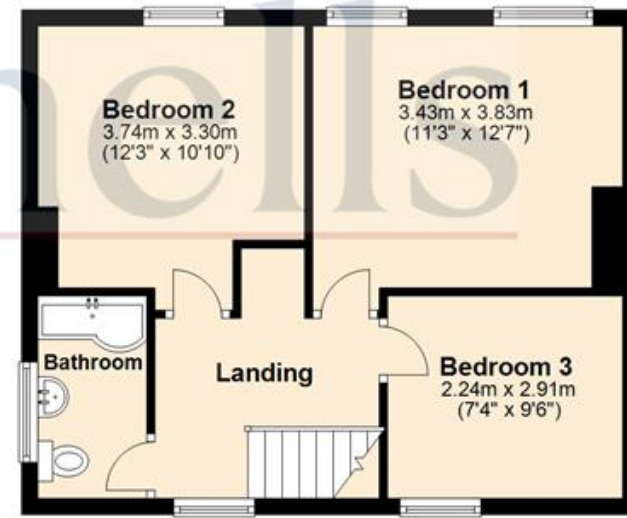


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.