



# 20, Ashtons Lane

Baldock,  
Hertfordshire, SG7 6JJ  
Freehold £575,000

COUNTRY PROPERTIES  
PART OF HUNTERS

A fantastic opportunity to acquire a wonderful 3 bedroom semi-detached home located on one of Baldock's premier roads! In excellent condition throughout but in need of some cosmetic updating, the property offers significant scope for extension/future value adding!

- Off road parking for multiple vehicles and large garage space
- Approx 70ft rear garden with separate vegetable patch
- Premier location
- In need of some updating
- Scope for extension/value adding
- Large loft space
- 23ft Lounge/Dining Room

## Ground Floor

### Entrance Hall

Bright and airy entrance hall, window to side aspect, radiator, stairs to first floor accommodation, doors to:-

### Cloakroom

W.C, window to side aspect, wash hand basin, under stairs storage cupboard.

### Open plan Lounge/Dining Room

23' 4" x 12' 0" (7.11m x 3.66m)

A very generous and spacious reception space, bay window to front aspect, 3 radiators, gas fire, sliding door to:-

### Lean to Garden Room

9' 9" x 7' 1" (2.97m x 2.16m)

Overlooking rear garden, tiled flooring, light, power, sliding doors to rear garden.

### Kitchen

16' 1" x 8' 4" (4.90m x 2.54m)

Window to rear aspect, external door to side aspect, range of wall mounted and base units with work surface over, inset sink & drainer, breakfast bar, space for washing machine, fridge freezer, dishwasher. Cooker with extractor hood over.

## First Floor

### Landing

Window to side aspect, loft hatch, doors to:-



## Bathroom

Window to rear aspect, W.C, wash hand basin, bath, shower cubicle, radiator, airing cupboard housing modern Worcester Bosch boiler.

## Bedroom 1

12' 1" x 10' 3" (3.68m x 3.12m)

A large double bedroom with bay window to front aspect, radiator, built-in storage cupboards.

## Bedroom 2

11' 2" x 10' 9" (3.40m x 3.28m)

Another comfortable double bedroom overlooking rear garden with radiator, window to rear aspect, built-in storage cupboard.

## Bedroom 3

8' 1" x 5' 4" (2.46m x 1.63m)

A single bedroom overlooking front elevation with window to front aspect, radiator, built-in storage & fold down bed.

## External

### Rear

Patio seating area leading to approximately 50ft lawned rear garden, fenced off vegetable patch to rear, greenhouse workshop to rear of garage.

## Front

Attractive front garden with beds & borders, long driveway to accommodate multiple vehicles leading to larger than usual single garage, gated access to rear garden.





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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