



Sish Lane, Stevenage, Hertfordshire. SG1 3LS

- DETACHED BUNAGLOW
- TWO DOUBLE BEDROOMS - BOTH WITH FITTED WARDROBES
- BEAUTIFUL FITTED KITCHEN WITH INTEGRATED APPLIANCES
- NEWLY BUILT IN 2019
- PRIME OLD TOWN LOCATION
- WALKING DISTANCE TO TOWN CENTRE AND TRAIN STATION
- DRIVEWAY FOR TWO CARS
- UNDERFLOOR HEATING THROUGHOUT



PROPERTY DESCRIPTION

This newly built bungalow (2019) is beautifully finished and ready to move into. Being fully detached, the property stands proudly with a driveway to the front for two cars and side gates either side. The kitchen has been finished to a high specification with integrated appliances and is open plan to the lounge with bi-fold doors to the garden. Both double bedrooms benefit from fitted wardrobes and the bathroom is also finished to a high standard. Tiled underfloor heating runs though the property seamlessly.

Sish Lane is located in Stevenage Old Town, whilst also being walking distance to the Town Centre and train Station.

King George Surgery 0.2 Miles

Stevenage Town Centre 0.2 Miles

Tesco Supermarket 0.3 Miles

Stevenage Old Town 0.4 Miles

Stevenage Train Station 0.5 Miles

Lister Hospital 1.2 Miles

Junction 8 A1m 1.5 Miles



ROOM DESCRIPTIONS

ENTRANCE HALLWAY

Doors to all rooms. Storage cupboard housing the boiler and hot water tank. Access to the loft via a hatch.

KITCHEN

3.25m x 3.20m (10' 8" x 10' 6")
Beautifully fitted gloss white kitchen comprising a range of wall and base units with worksurface over. Integrated fridge/freezer, washing machine and dishwasher. Eye level double oven, electric hob with extractor over. Bay window to the front aspect. Underfloor heating. Open to the lounge.

LOUNGE

4.47m x 3.45m (14' 8" x 11' 4")
Good size room with bi fold doors to the rear garden. Underfloor heating.

BEDROOM ONE

2.88m x 2.87m (9' 5" x 9' 5")
Double bedroom with two fitted wardrobes. Bay window to the front aspect. Underfloor Heating.

BATHROOM

1.71m x 2.31m (5' 7" x 7' 7")
Fully tiles bathroom with side panel bath with shower over and glass shower screen, wash hand basin and w/c. Two windows to the side aspect. Heated Towel radiator.

BEDROOM TWO

3.48m x 2.56m (11' 5" x 8' 5") MAX
Double bedroom with fitted wardrobe. Window to the rear aspect. Underfloor heating.

EXTERIOR

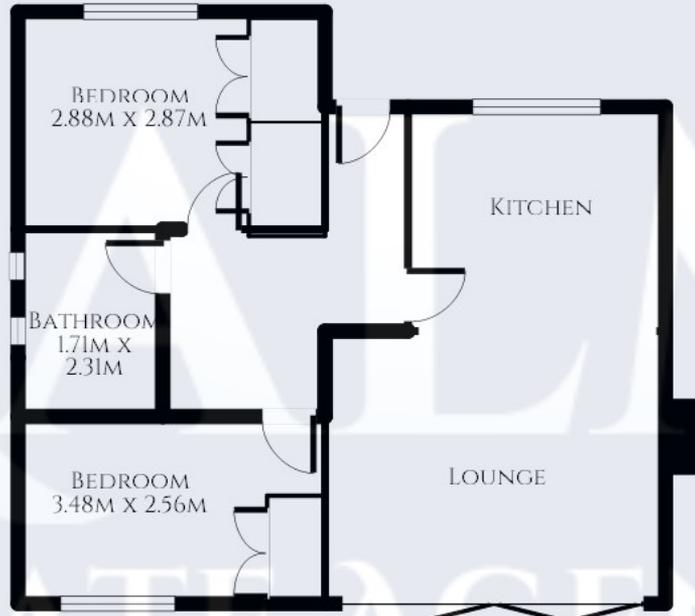
DRIVEWAY

Mainly shingled with parking for two cars.

REAR GARDEN

Low maintenance wrap around garden with patio and artificial lawn. Two sheds, one with power. Outside electrical points and cold water tap. Gated side access to both sides.





GROUND FLOOR

APPROX GROSS INTERNAL FLOOR AREA: 61 SQ_M / 656 SQ_FT

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOORPLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION OR MISTATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. THE SERVICES, SYSTEMS AND APPLIANCES SHOWN HAVE NOT BEEN TESTED AND NO GUARANTEE AS TO THERE OPERTABILITY OR EFFICIENCY CAN BE GIVEN.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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