



**Lammas Way, Letchworth Offers in Excess of £400,000**



**NO CHAIN - Possible quick move in! FIRST TIME BUYER? NO Stamp DUTY up to £425k! | Perfect for Growing Families: Ideal for first-time buyers, young couples, or those looking to downsize without losing space | Practical kitchen: A well-appointed kitchen with plenty of storage makes meal prep a breeze | Bright living room: Large window and French doors flood the living room with natural light, creating an inviting space for relaxation and family gatherings | Three Flexible Bedrooms: Three bedrooms offering space for sleep, play, or work, catering to all family needs | Family-Friendly Bathroom: Bathroom with bath and shower, perfect for busy mornings and relaxing evenings | Large Garden: Mature garden with patio area, great for summer barbecues, relaxing evenings, and outdoor activities | Off road parking to front for 2 cars | Prime Location: Close to good schools, green spaces, and excellent commuting options with the mainline station and A1(M) nearby | Convenient Storage: Two brick-built sheds for all your garden equipment and storage needs**



First Time Buyer? Young Couple Looking For A Space To Call Home And For Your Family To Grow Into. Work from home but need to commute into work occasionally? Or maybe you are downsizing from a larger property and don't want to compromise too much on space.

This attractive white washed home, on a decent plot, is just a 20 minute walk from the town and all for Offers in Excess of £400,000!

The great sized kitchen is ready to handle birthday bakes and Sunday roasts without a hitch, boasting enough cupboard space to keep all your gadgets and gizmos tucked away. It's the sort of kitchen that keeps family life humming along smoothly. And with a dining space that opens right onto the garden, you can take any meal from table to terrace on those sunny days.

The living room is a blank canvas for your family photos and comfy sofas, brightened by a welcoming window and patio doors to the rear, Here's a space where your family can sprawl out, play, or simply unwind at the end of the day. And the study / playroom, It's that quiet corner for when work or homework calls, all without leaving the comfort of home.

Upstairs is about peaceful rest and busy mornings made easier. Three bedrooms offer the flexibility for sleep, play, or work, while the bathroom with a bath and shower over is ideal for busy families who need to get ready in a hurry and for kids evening bath times or you can enjoy a relaxing soak after a long hard day.

But that's not all - outside, you'll find a large mature garden with a patio area where you and your guests can catch the sun - a perfect space for hosting summer barbecues or just enjoying a glass of wine on a warm evening. There are also two brick built storage sheds perfect for storing garden equipment, tools and furniture.

Own a car? You'll appreciate the off-road parking to the front for two cars, and the ample on street parking for guests and visitors too.





For young families, there's a great selection of good Primary and Secondary Schools nearby. Green spaces like the Grange recreation ground, Norton Common nature reserve with acres of woodland, tennis courts and open air swimming pool and the Greenway provide great outdoor areas for dog walking, running and cycling.

This home also keeps commuting simple, whether it's a dash to the city or a drive along the A1(M). With the mainline station just over a mile away you can be in the centre of London in less than 45 minutes. If you fancy a trip to the seaside you can stay on for just over an hour longer and be in Brighton.

**This could be the backdrop for your family's next chapter. Don't wait too long; homes like this are snapped up quickly. Get in touch to see how this space could be yours.**

### | ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - C

### | GROUND FLOOR

Lounge / Diner: Approx 21' 5" x 11' 5" MAX (6.53m x 3.48m)

Kitchen: Approx 13' 5" x 10' 6" (4.09m x 3.20m)

Study: Approx 7' 5" x 6' 9" (2.26m x 2.06m)

Downstairs Cloakroom: Approx 3' 5" x 3' 2" (1.04m x 0.97m)

### | FIRST FLOOR

Bedroom One: Approx 12' 4" x 10' 0" (3.76m x 3.05m)

Bedroom Two: Approx 11' 6" x 10' 4" (3.51m x 3.15m)

Bedroom Three: Approx 11' 5" x 6' 6" (3.48m x 1.98m)

Bathroom: Approx 8' 4" x 5' 8" (2.54m x 1.73m)

### | OUTSIDE

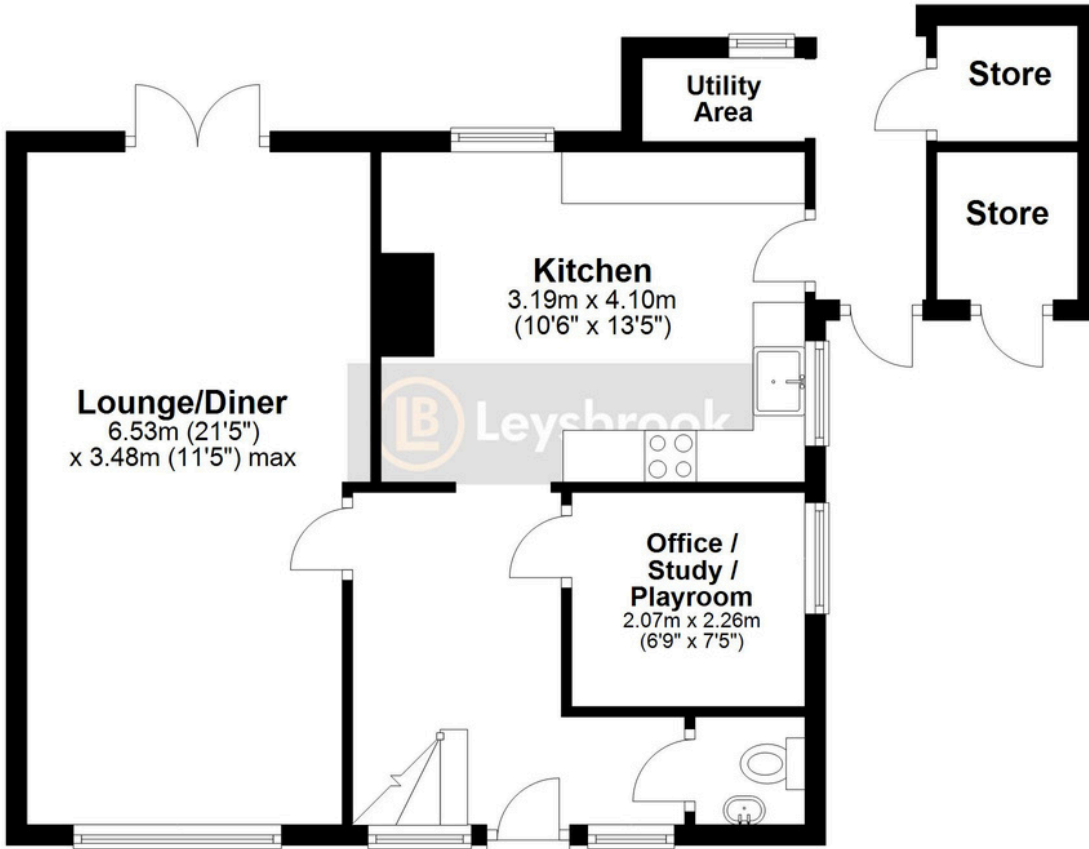
Off road parking for two cars

Large rear garden with access to the front



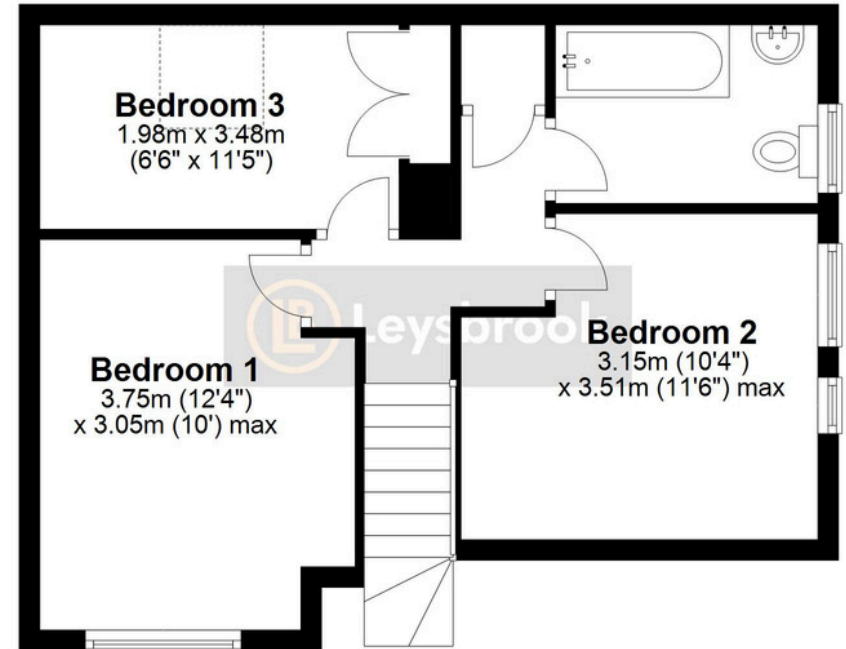
## Ground Floor

Approx. 57.0 sq. metres (613.5 sq. feet)



## First Floor

Approx. 39.9 sq. metres (429.1 sq. feet)



Total area: approx. 96.9 sq. metres (1042.7 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.









## Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: [info@leysbrook.co.uk](mailto:info@leysbrook.co.uk)

### Leysbrook Team

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		87
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	