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**Skegness Road, Stevenage, Hertfordshire, SG1**

**£1,600 pcm Freehold**

- Available NOW - unfurnished
- Three bedroom family home
- Great size living space - lounge and dining area
- Kitchen with built in oven & hob, fridge / freezer and washing machine
- Downstairs cloakroom
- Two DOUBLE bedrooms and a third single
- Three piece bathroom suite with shower enclosure
- Corner plot with good size low maintenance rear garden
- Within a MILE and a half of several good or outstanding rated primary and senior schools
- A mile and a half to Stevenage STATION and town centre







Well presented and good size FAMILY home | Approx 870 sq.ft | THREE Bedrooms | Fitted KITCHEN | Great size open plan living space - lounge and dining area | Three piece bathroom suite | Front & Rear gardens | Just over a MILE and a HALF to Stevenage train STATION | Close to several GOOD Ofsted rated primary schools and a senior schools |

**MUST BE SEEN!** this great size three bedroom FAMILY size home sits on a good size plot with a good size rear garden. Great for families looking for SCHOOLS and for those commuting with road and rail links on your doorstep.

This property offers a great opportunity for someone looking for a nice size family home with a good size living area, kitchen with hob, oven, washing machine and fridge freezer, three bedrooms and a 3 piece bathroom suite.

Give the Leysbrook team a call today to book your viewing.

#### | ADDITIONAL INFORMATION:

Council Tax Band - C

EPC Rating - D

#### | GROUND FLOOR

Living Room: Approx 16' 4" x 9' 6" (4.98m x 2.90m)

Kitchen: Approx 10' 5" x 8' 2" (3.17m x 2.49m)

Dining Area: Approx 10' 5" x 8' 0" (3.17m x 2.44m)

Downstairs Cloakroom: Approx 5' 7" x 2' 8" (1.70m x 0.81m)

#### | FIRST FLOOR

Bedroom One: Approx 11' 6" x 9' 9" (3.51m x 2.97m)

Bedroom Two: Approx 10' 5" x 11' 5" (3.17m x 3.48m)

Bedroom Three: Approx 9' 2" x 8' 6" (2.79m x 2.59m)

Bathroom: Approx 6' 8" x 5' 9" (2.03m x 1.75m)

#### | OUTSIDE

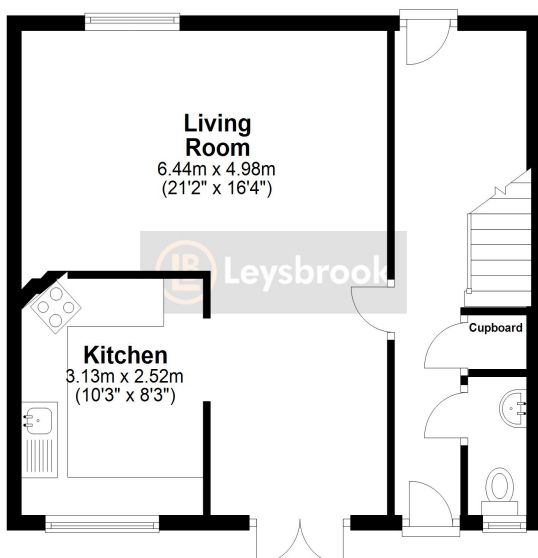
Rear Garden: Approx 24' 0" x 27' 0" (7.32m x 8.23m)

Available NOW | Well presented and good size FAMILY home | Approx 870 sq.ft | THREE Bedrooms | Fitted KITCHEN | Great size open plan living space - lounge and dining area | D/S cloakroom | Three piece bathroom suite | Front & Rear gardens |



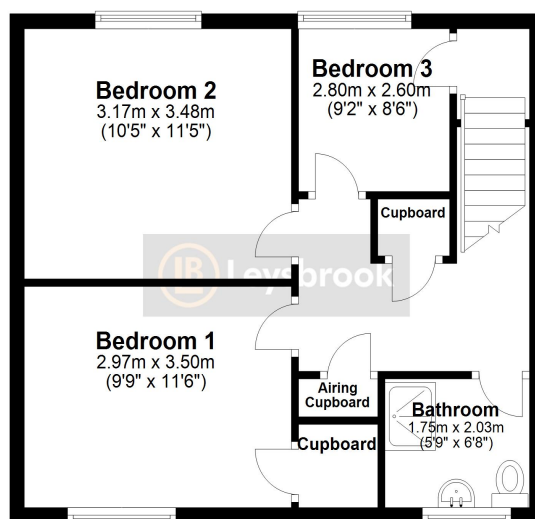
### Ground Floor

Approx. 39.9 sq. metres (429.3 sq. feet)



### First Floor

Approx. 41.0 sq. metres (441.6 sq. feet)



Total area: approx. 80.9 sq. metres (870.9 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	64	
(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	