



# Lucas Lane

Ashwell, Baldock,  
Hertfordshire, SG7 5LN  
**£675,000**

country  
properties

Ideally positioned just off the High Street in the highly sought-after village of Ashwell, this substantial and extensively extended chalet bungalow offers generous and versatile accommodation, with further scope to extend, reconfigure or modernise (subject to the necessary permissions).

Upon entering through the front door, you are welcomed by a spacious entrance hallway with staircase rising to the first floor. To one side is a bright and spacious dual-aspect living/dining room enjoying views over the landscaped rear garden. French doors from the dining area open into a sun room, providing additional reception space and creating an excellent flow for entertaining or family living.

Also located on the ground floor is a generous double bedroom and a spacious shower room, making the layout ideal for multi-generational living or for those seeking ground floor accommodation separate from the main bedrooms upstairs.

The hallway continues through to a well-proportioned kitchen fitted with a range of wall and base units and space for appliances. A separate utility area and additional utility room enhance practicality, with a doorway leading back into the main living space creating a flexible and well-connected ground floor layout.

Upstairs, the property offers two further spacious bedrooms. The principal bedroom overlooks the rear garden and benefits from fitted wardrobes, while the second bedroom is also a comfortable double with garden views and ample space for additional storage. These rooms are served by a family bathroom featuring a characterful claw-foot bathtub, WC and wash hand basin. A large storage cupboard completes the first floor accommodation.

Externally, the property benefits from a substantial driveway providing ample off-road parking, in addition to a good-sized garage offering further storage or covered parking. To the rear, a full-width patio spans the length of the property ideal for outdoor dining and entertaining overlooking a generous south facing garden mainly laid to lawn with mature flowerbed borders.

Properties of this size and versatility are rarely available in this central village location. Offering immediate space alongside exciting future potential, this is a fantastic opportunity for buyers looking to modernise or reconfigure a home to suit their own preferences.

#### Location.

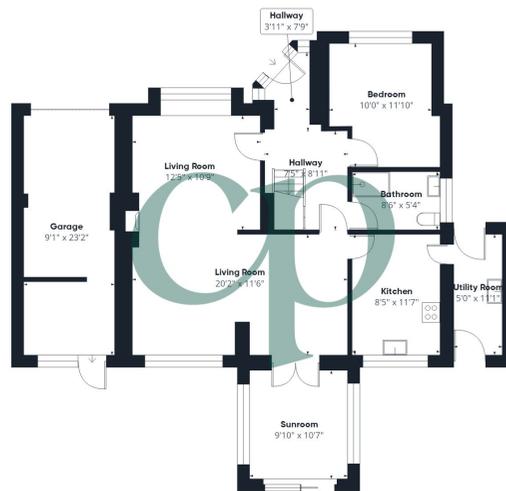
Ashwell is a highly regarded picturesque village set amidst rolling Hertfordshire countryside. The village is steeped in history with many delightful character properties and the historic St Mary's church in the heart of the village. The village boasts a number of excellent facilities including a renowned bakers, butcher, village store, chemist, dental surgery, doctors surgery and three popular public houses. The village primary school is also highly regarded with connections to local secondary schools. The railway station serving Ashwell and The Mordens is about 1.5 miles from the village centre with services to London Kings Cross and Cambridge.

- Offered Chain Free!
- 3 bedrooms - 2 Bathrooms
- Spacious living / dining room with a separate kitchen and utility room
- 1 Bedroom and 1 Bathroom on ground floor
- South facing garden
- Detached Chalet Bungalow with off road parking
- Council Tax Band D - EPC Rating TBC

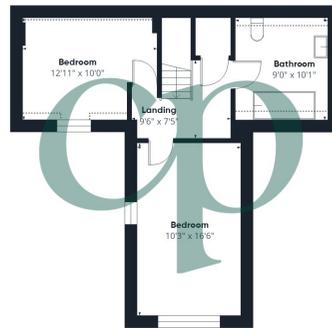








Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
1571 ft<sup>2</sup>  
**Reduced headroom**  
28 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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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