



1, Rosemary Lane

Lower Stondon,
Bedfordshire, SG16 6NG

Offers in Excess of: £650,000

country
properties

**** MOTIVATED SELLER **** This stunning 4 double bedroom detached home occupying a corner position offers flexible and spacious accommodation with a double garage and westerly aspect rear garden. The property is only a short commute to the historic market town of Hitchin with mainline station and a variety of shops, pubs and restaurants.

- Motivated seller with short upward chain in place
- Spacious kitchen/dining/family room with central island
- Living room and separate study/family room
- Westerly aspect rear garden
- Beautifully presented throughout - just move in!
- Re-fitted kitchen, en-suite shower rooms and family bathroom
- Four bedrooms - all with fitted wardrobes
- Close to countryside walks and village park



GROUND FLOOR

Entrance Hall

Stairs rising to first floor with understairs storage cupboard. Wood effect flooring. Radiator. Doors into cloakroom, kitchen/dining/family room and study/family room. Double doors into living room.

Cloakroom

Suite comprising low level wc and vanity wash hand basin. Partially tiled walls. Radiator. Wood effect flooring. Obscure double glazed window to rear.

Family Room

13' 5" (into bay) x 10' 7" (max) (4.09m x 3.23m) Double glazed walk-in bay window to front. Radiator. Wood effect flooring.

Living Room

23' 8" x 11' 3" (7.21m x 3.43m) Dual aspect with double glazed walk-in bay window to front and double glazed French doors opening onto the rear garden. Feature fireplace with electric fire inset. Two radiators.

Kitchen/Dining/Family Room

22' 8" (max) x 15' 3" (max) (6.91m x 4.65m) A range of high gloss wall and base units with quartz worksurface and glass splashbacks. Two built-in electric ovens. Induction hob with extractor hood over. Space for American style fridge/freezer. Space for wine cooler. Integrated dishwasher. Central island with breakfast bar, cupboards and pan drawers with quartz worksurface over. Wood effect flooring. Two vertical radiators. Double glazed window and French doors opening onto the rear garden. Door into:

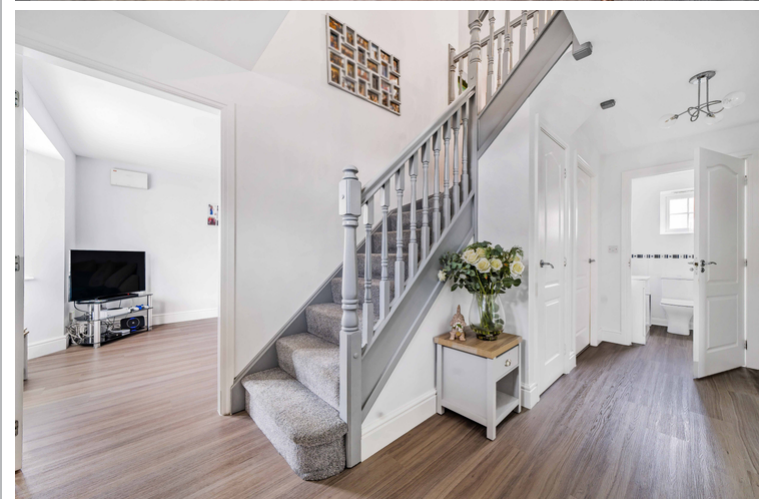
Utility Room

Base unit with worksurface and tiled splashbacks. Space and plumbing for washing machine and tumble dryer. Wall mounted gas boiler - replaced in 2023. Wood effect flooring. Extractor fan. Door to rear garden.

FIRST FLOOR

Landing

Radiator. Doors into all rooms.



Bedroom 1

15' 1" x 12' 5" (min) (4.60m x 3.78m)

Vaulted ceiling with double glazed window to side. Radiator. Fitted double wardrobes. Door into:

En-Suite Shower Room

Suite comprising double shower cubicle, low level wc and vanity wash hand basin. Fully tiled walls and tiled flooring. Heated towel rail. Extractor fan. Obscure double glazed window to side.

Bedroom 2

10' 5" x 9' 8" (3.17m x 2.95m) Double glazed window to front. Radiator. Built-in double wardrobe. Door into:

En-Suite Shower Room (2)

Suite comprising double shower cubicle, low level wc and vanity wash hand basin. Partially tiled walls. Chrome heated towel rail. Wood effect flooring. Shaver point. Obscure double glazed window to front.

Bedroom 3

11' 11" x 10' 9" (3.63m x 3.28m) Double glazed window to front. Radiator. Fitted wardrobes.



Bedroom 4

9' 10" (min) x 9' 6" (3.00m x 2.90m)
Double glazed window to rear.
Radiator. Fitted wardrobe. Access to boarded loft space, with ladder.

Family Bathroom

Four piece suite comprising shower cubicle, double ended bath, vanity wash hand basin with drawers under and low level wc. Heated towel rail. Partially tiled walls and wood effect flooring. Extractor. Obscure double glazed window to rear.

OUTSIDE

Front Garden

Shingled garden with central paved pathway to front door. External light.

Rear Garden

Westerly aspect rear garden laid to artificial lawn with paved patio and retractable canopy over. Service light.

Parking

Gated shingled parking area providing off road parking for two cars, leading to the double garage. Additional paved parking for 2 further spaces.

Double Garage

Twin up & over doors with power/light connected.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



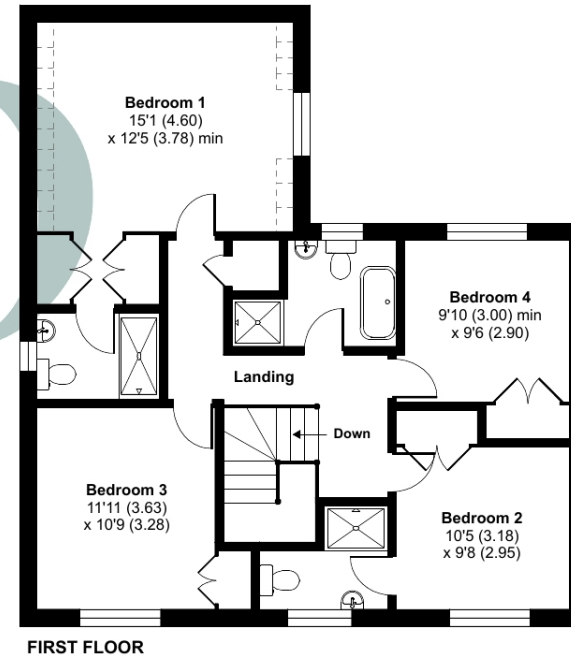
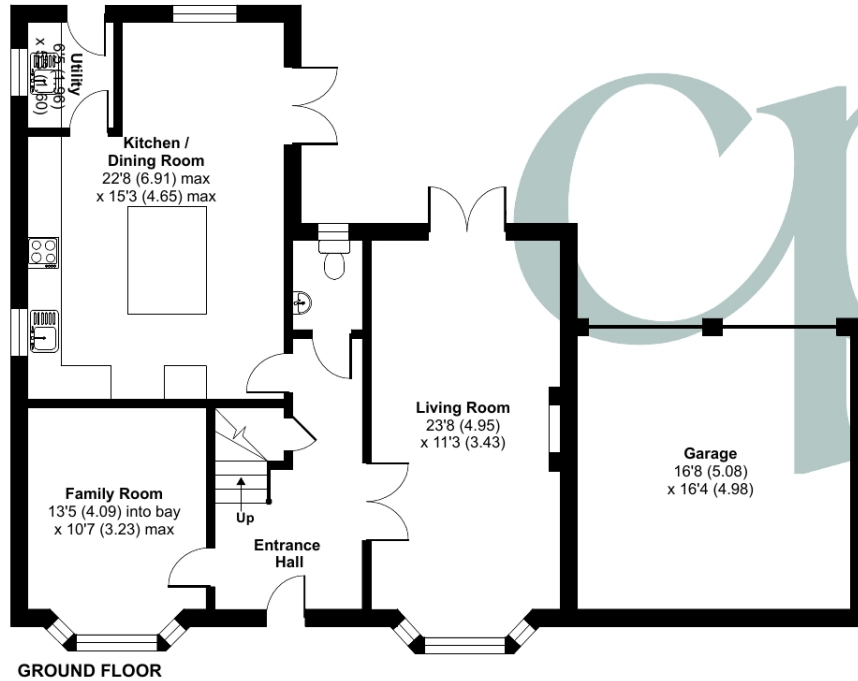


Approximate Area = 1799 sq ft / 167.1 sq m (excludes garage)
 Limited Use Area(s) = 19 sq ft / 1.7 sq m
 Garage = 267 sq ft / 24.8 sq m
 Total = 2085 sq ft / 193.6 sq m

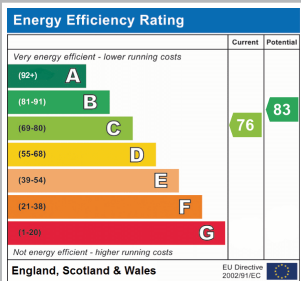
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Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Country Properties. REF: 1093243



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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