



# 26, Applecroft

Lower Stondon,  
Bedfordshire, SG16 6NB  
Offers in excess of £525,000

country  
properties

This well presented 4 bedroom detached home occupies a quiet position at the end of a popular cul de sac with off road parking for several cars. Located in the popular village of Lower Stondon just a short drive to the bustling market town of Hitchin with rail links into the City, Cambridge & Peterborough.

- Tucked away in a quiet cul de sac location
- Stylish kitchen with granite worksurfaces & underfloor heating
- Living room opening to separate dining room
- Main bedroom with built in wardrobes and en-suite
- Separate study - ideal for those working from home
- Super fast fibre optic broadband
- Useful utility and ground floor cloakroom

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor with under stairs storage cupboard. Ceramic tiled flooring with under floor heating. Alarm control panel. Sensor lighting. Doors into living room, kitchen, utility room and cloakroom.

### Cloakroom

Suite comprising low level wc and pedestal mounted wash hand basin. Heated towel rail. Ceramic tiled flooring with under floor heating. Obscure double glazed window to side.

### Utility Room

8' 4" x 8' 4" (2.54m x 2.54m) Wall and base units with complementary worksurface and tiled splashbacks. Inset stainless steel circular sink with mixer tap over. Space and plumbing for washing machine and tumble dryer. Wall mounted gas boiler. Ceramic tiled flooring with under floor heating. Double glazed door to side, leading to front and rear gardens. Door into:

### Study

8' 11" x 8' 5" (max) (2.72m x 2.57m) Double glazed window to front. Wood effect flooring. Radiator.

### Living Room

16' 9" x 10' 9" (5.11m x 3.28m) Double glazed window to front. Radiator. Feature coal effect gas fire with oak surround and marble hearth. Open plan into dining room.

### Dining Room

10' 9" x 10' 7" (3.28m x 3.23m) Double glazed French doors opening onto the rear garden. Solid oak flooring. Radiator. Part glazed door into:



## Kitchen

14' 2" x 10' 7" (4.32m x 3.23m) A range of wall and base level units with granite worksurfaces and upstands. Inset butler sink with swan neck mixer tap over. Integrated dishwasher. Fitted eye level 'Neff' electric oven and combination microwave/grill. Inset induction hob with granite splashback and stainless steel extractor hood over. Space for fridge/freezer. Ceramic tiled flooring with under floor heating. Water filter system built in. Contemporary radiator. Double glazed door to side and window to rear.

## First Floor

### Landing

Access to partially boarded loft space with ladder & light. Airing cupboard housing hot water tank and storage. Sensor lighting. Doors to all bedrooms and bathroom.

### Bedroom 1

16' 7" (max) x 11' 0" (max) (5.05m x 3.35m) Double glazed window to front. Built in wardrobes with mirrored sliding doors. Radiator. Door into:

### En-Suite Shower Room

Three piece suite comprising shower cubicle, low level wc and countertop wash hand basin with vanity unit under. Heated towel rail. Tiled walls and wood effect flooring. Shaver point. Obscure double glazed window to front.

### Bedroom 2

16' 8" (into bay) x 11' 0" (max) (5.08m x 3.35m) Double glazed window to front. Radiator.

### Bedroom 3

13' 3" x 7' 7" (4.04m x 2.31m) Double glazed window to rear. Built in wardrobe. Radiator.

### Bedroom 4

11' 0" x 7' 8" (3.35m x 2.34m) Double glazed window to rear. Radiator.

### Bathroom

Three piece suite comprising panel enclosed bath, low level wc and countertop wash hand basin with fitted cupboards. Partially tiled walls. Shaver point. Extractor fan. Heated towel rail. Obscure double glazed window to rear.

## OUTSIDE

### Front Garden

Driveway providing off road parking for several cars with shingled and shrub area to the side. Block paved pathway with gated access to the rear.

### Rear Garden

Westerly aspect rear garden laid mainly to lawn with patio area and well stocked flower and shrub borders. Pathway leading to further patio area to the rear. Timber garden shed, insulated and with power & light (to remain). Cold water tap and power point. Gated access to front.

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

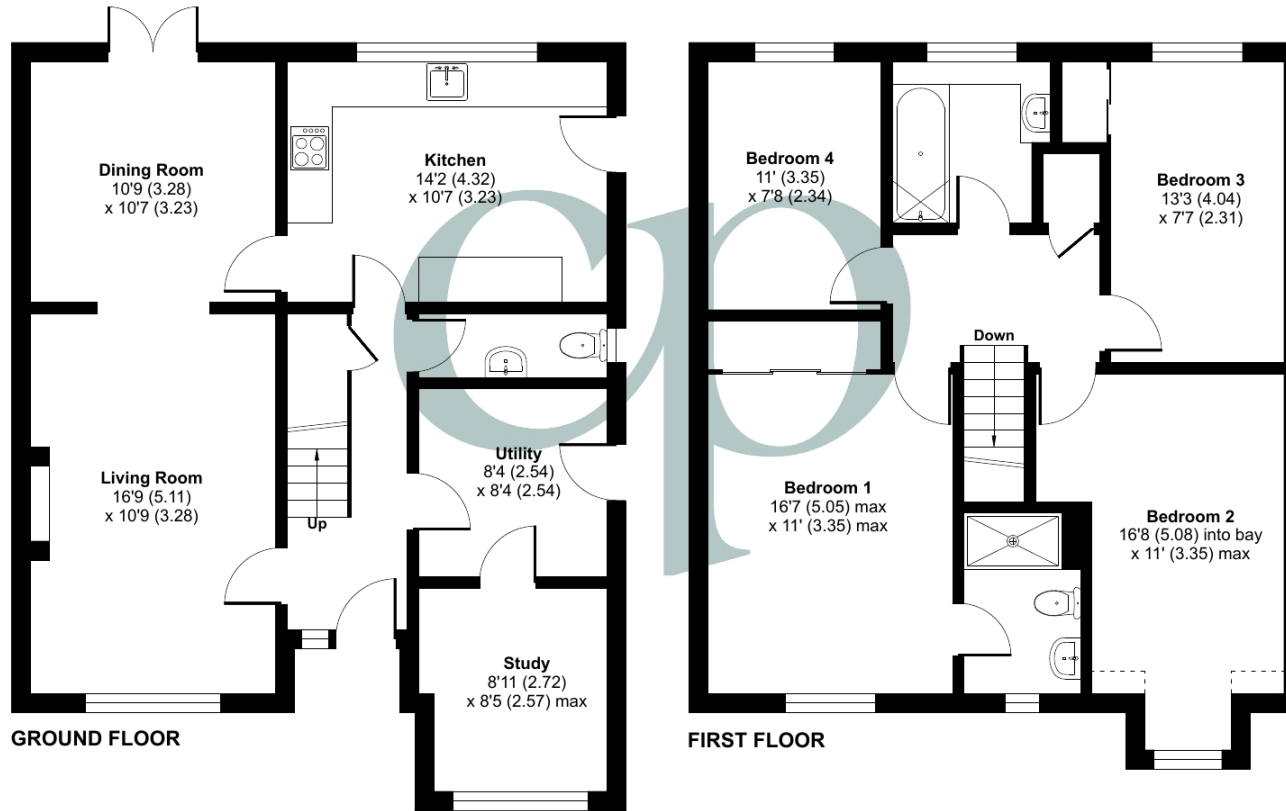




Denotes restricted head height

Approximate Area = 1448 sq ft / 134.5 sq m  
Limited Use Area(s) = 5 sq ft / 0.4 sq m  
Total = 1453 sq ft / 134.9 sq m

For identification only - Not to scale



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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1108026

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

## Viewing by appointment only

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