



5, Green Lane

Letchworth Garden City,
Hertfordshire, SG6 1ED

£680,000

country
properties

The property at 5 Green Lane is a well laid out three bedroom, three reception room family home, on the edge of Letchworth Garden City, bordering the village of Norton.

It is within reach Norton St Nicholas Nursery and Primary Schools, The Greenway and open fields.

Built in 1939 and extended in 2007 on the ground and first floors. The open plan ground floor kitchen diner/family room stretches the full length of the rear of the building. The ground floor also consists of a living room, home office/further bedroom, shower room and utility open area.

Upstairs, there are three double bedrooms and a spacious bathroom. To the front there is a block paved drive with room for three vehicles. The rear garden is designed to attract wildlife while being well stocked with flowering plants, trees and two small ponds.

- Located within walking distance of Norton St Nicholas School.
- Impressive kitchen/dining room.
- Gas to radiator central heating.
- Internal viewing comes highly recommended.
- Extended versatile accommodation throughout.
- Large landscaped garden.
- Freehold - Council Tax Band C.



Ground Floor

Entrance Porch

Original front door with stained glass. Fitted worktop and shelf. Original quarry tile floor. Multi paned glass door leading to the hallway.

Entrance Hall

Stairs to the first floor. Window to the side aspect. Laminate wood floor over floorboards.

Home Office/Further Bedroom

A versatile room currently being used as an artist studio for computer based artwork and oil painting. Useful as ground floor accommodation for older guests. Picture rail and large bay window.

Utility Room

Open to hallway. The hallway contains part of the former kitchen, offering potential versatile space for family items like prams. The utility has a window and door leading to gated side passage. There is a double butler sink with under sink storage. Wooden worktops to either side with space for a washing machine and a tumble dryer. Gas boiler and radiator.

Shower Room

A luxury white suite comprising a low level wc, sink with under storage drawers, heated towel rail and shower with large overhead and handheld water attachments. Obscure glassed window.

Lounge

Working open fireplace, fitted book shelves, picture rail, radiator and a service hatch to former kitchen.



Kitchen/Dining Room/Family Room

An incredibly useful room with vaulted ceiling and three oak beams. The beams support lighting and additional sockets for celebration lighting. Each beam has an independent light switch. The kitchen area is fitted with a range of floor units and open shelving. There is a butler style sink and dishwasher. Behind the electric cooker is a capped off gas pipe should it be needed for reuse. There are two windows and French doors to the rear garden. Two radiators. and wood laminate flooring laid on board throughout.

First Floor

Landing

Loft hatch to part boarded loft, window to the side aspect.

Bedroom One

A large bedroom with view to the garden, fitted wardrobes, picture rail and radiator.



Bedroom Two

Overlooking the front garden and drive. Picture rail and radiator.

Bedroom Three

An extended room with two windows to the rear and one to the front of the property. Radiator.

Bathroom

Low level wc, large sink and a 180cm x 80cm bath. Obscured glazed windows to front and side with radiator and picture rail.

Front Garden

Block paved driveway providing off road parking for a number of vehicles. The remainder is stocked with various shrubs and trees. Gated access to the rear garden.

Rear Garden

A private south, south west facing spacious garden that has been completely organic for the last 21 years.

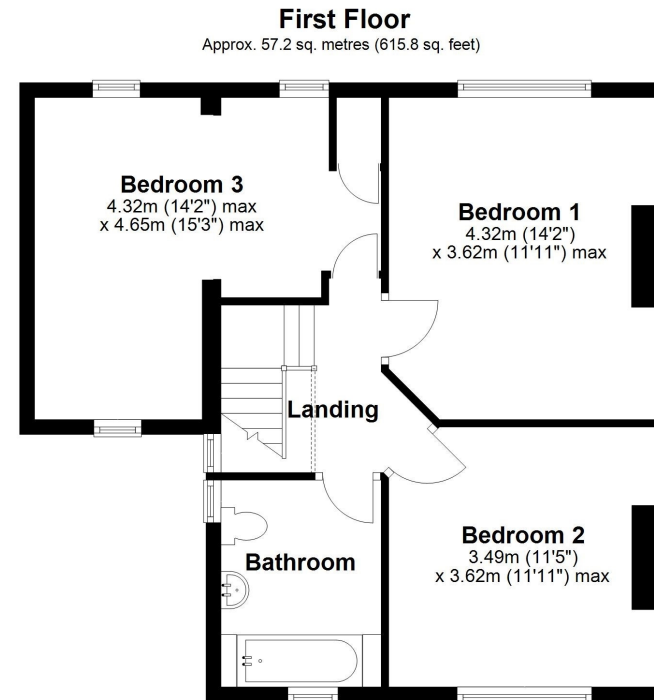
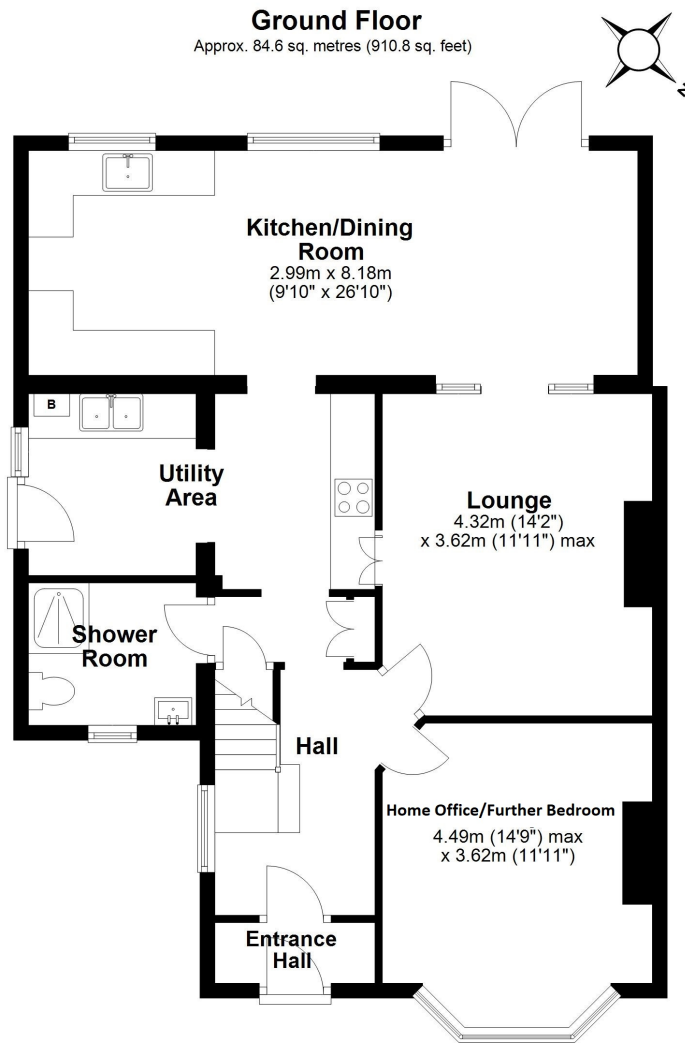
The present wildlife theme comprises of a deep close knit hedge for smaller birds, two pebble edge ponds and flowering plants for pollinators. There are several trees including black thorn sloe and an old English apple tree thought to be part of the orchard upon which the house was built. There are brick wall, picket and concrete posted fences to part of the boundary.

At the end of the garden is a large shed with window to back and long window facing out into the garden. On the back wall of the property is an outside tap.

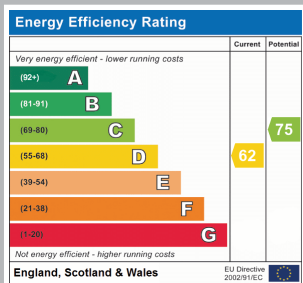
Stunning sunsets are often enjoyed from the kitchen/diner and garden.







Total area: approx. 141.8 sq. metres (1526.7 sq. feet)



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

Country Properties | 7, Howard Park Corner | SG6 1PQ

T: 01462 481100 | E: simon.ellmers@country-properties.co.uk

www.country-properties.co.uk

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