



# The Leas

Baldock,  
Hertfordshire, SG7 6JE  
**Freehold - Guide Price £450,000**

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properties



A fantastic 3 bedroom semi-detached family home in popular residential location within walking distance to all local schools & amenities! Located on the Leas, Baldock the property benefits from a large approx. 90ft x 30ft rear garden and off road parking for 2-3 cars to the front externally. Internally, and on the ground floor, the property offers an entrance hall, lounge, spacious kitchen/diner, WC and office/store. On the first floor are 3 generous bedrooms and family shower room. An excellent property that would benefit from some light cosmetic updating in areas being offered to the market chain free that must be seen in person to be fully appreciated.

- 3 Bedroom semi-detached family home
- Chain Free
- Large 90ft rear garden
- Off road parking
- Generous bedrooms
- Council Tax band C / EPC rating D

## Accommodation

### Entrance Porch

Leading to:-

### Entrance Hallway

Radiator, stairs to the first floor, under stairs storage cupboard, door to:-

### Lounge

14' 0" x 10' 7" (4.27m x 3.23m)  
Window to the front aspect, radiator, opening to:-

### Kitchen/Diner

21' 0" x 9' 9" (6.40m x 2.97m)  
Window to the rear aspect, radiator, range of wall mounted and base level units with work surface over and inset sink with drainer, breakfast bar, integral oven/grill with gas hob and extractor hood over, dishwasher, fridge/freezer, sliding door to rear garden, door to side lobby.

### Side Lobby

Radiator, external door to front, cupboard housing wall mounted boiler, external door to rear, doors to:-

### WC

Wash hand basin, WC.

### Utility Cupboard

Plumbing for a washing machine.

### Office/Store

5' 1" x 7' 0" (1.55m x 2.13m)  
Window to the rear aspect.





## First Floor

### Landing

Loft hatch, storage cupboard, window to the side aspect, doors to:-

### Bedroom One

13' 7" x 10' 2" (4.14m x 3.10m)

Window to the rear aspect, radiator.

### Bedroom Two

13' 7" max x 10' 7" (4.14m x 3.23m)

Window to the front aspect, radiator.

### Bedroom Three

7' 7" x 9' 3" (2.31m x 2.82m)

Window to the front aspect, radiator, storage cupboard.

### Bathroom

Window to the rear aspect, heated towel rail, WC, wash hand basin, bath with shower over and screen.

## External

### Rear Garden

Rear garden measuring approx. 90ft x 30ft laid to lawn with patio seating area at head and decked area at rear with timber shed and summer house.

### Front Garden

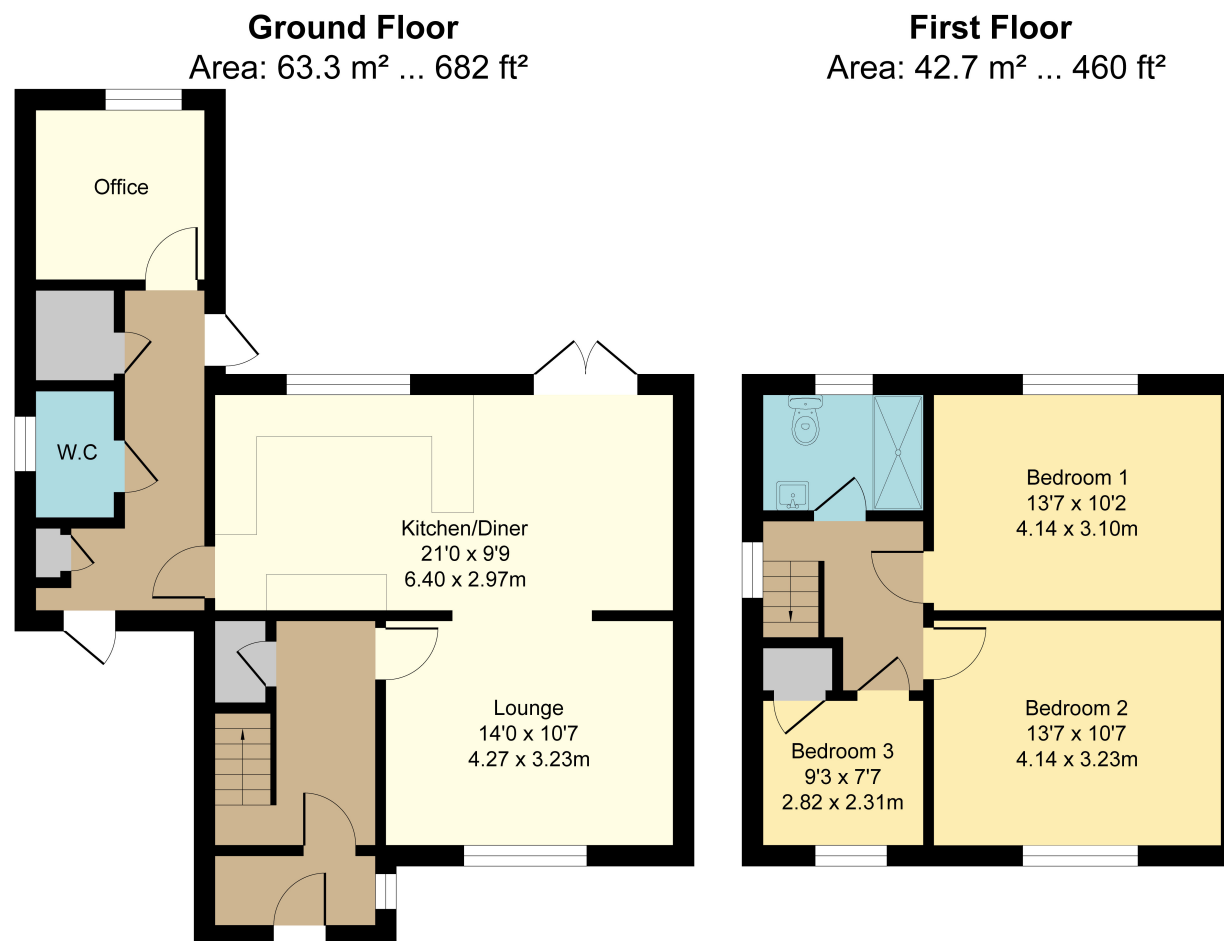
Block paved driveway with parking for 2 - 3 vehicles.



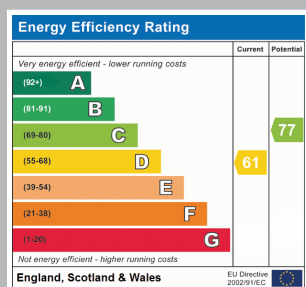








Total Area: 106.0 m<sup>2</sup> ... 1142 ft<sup>2</sup>  
All Measurements are approximate and for display purposes only



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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