



## Lyndale, Stevenage, Hertfordshire. SG1 1UB

- THREE BEDROOMS
- WALKING DISTANCE TO TRAIN STATION AND TOWN CENTRE
- ELECTRICAL REWIRE AND NEW CENTRAL HEATING SYSTEM (COMBINATION BOILER) FITTED IN 2019
- SEMI- DETACHED
- COMBINATION BOILER
- DOWNSTAIRS CLOAKROOM
- UTILITY ROOM
- SEPARATE DINING ROOM





## PROPERTY DESCRIPTION

This three bedroom home in Lyndale is beautifully finished and ready to move into. The property comprises; hallway leading to the lounge and kitchen, separate dining room, utility room and downstairs cloakroom. Upstairs; are three good size bedrooms and family bathroom. The property has been lovingly refurbished throughout including electrically rewired and a whole new central heating system including combination boiler in 2019.

The front and back gardens have the same ascetically pleasing finish with a porcelain tiled patio to the rear.

Lyndale is located within Monkswood, Stevenage and is set within walking distance of Stevenage town centre and train station.

Broom Barns Primary 0.2 Miles

A1m 0.9 Miles

Marriotts Secondary School 0.9 Miles

Stevenage Train Station 0.5 Miles

King George Sugery 0.8 Miles

Lister Hospital 1.9 Miles





## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALLWAY

Doors to the kitchen and Lounge. Solid Oak staircase to the first floor with storage underneath.

#### LOUNGE

3.8m x 03.6m (12' 6" x 11' 10")

Double doors leading to dining room. Bay window to front aspect. Radiator.

#### DINING ROOM

3.4m x 2.9m (11' 2" x 9' 6")

Opening to the kitchen and doors to the lounge. Tilt and turn French doors to the rear garden. Radiator.

#### KITCHEN

3.7m x 2.6m (12' 2" x 8' 6")

Finished to a high standard with white gloss fitted kitchen comprising; a range of wall and base units, integrated dishwasher, range cooker, fridge/freezer. Tiled underfloor heating. Downlighting, Window to the rear aspect.

#### DOWNSTAIRS CLOAKROOM

1.5m x 0.8m (4' 11" x 2' 7")

W/C and wash hand basin. Window to the rear aspect.

#### UTILITY

1.9m x 4.6m (6' 3" x 15' 1")

Providing space for washing machine and tumble dryer. Wall mounted combination boiler (only 6 years old). Door to front leading to bin storage area. Downlighting.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Doors to all bedrooms and bathroom. Storage cupboard providing a vertical ladder to the loft. Window to side aspect.

#### BEDROOM ONE

3.8m x 3.4m (12' 6" x 11' 2")

Double bedroom with window to rear aspect. Radiator.

#### BEDROOM TWO

3.7m x 3.1m (12' 2" x 10' 2")

Double bedroom with window to front aspect. Radiator.

#### BEDROOM THREE

Single bedroom with window to front aspect. Radiator.

#### BATHROOM

1.8m x 2.6m (5' 11" x 8' 6")

Fully tiled bathroom comprising side panel bath with glass shower screen and thermostatic shower, vanity wash hand basin and enclosed w/c. Window to the rear aspect.

### EXTERIOR

#### FRONT GARDEN

Enclosed front garden with gate.

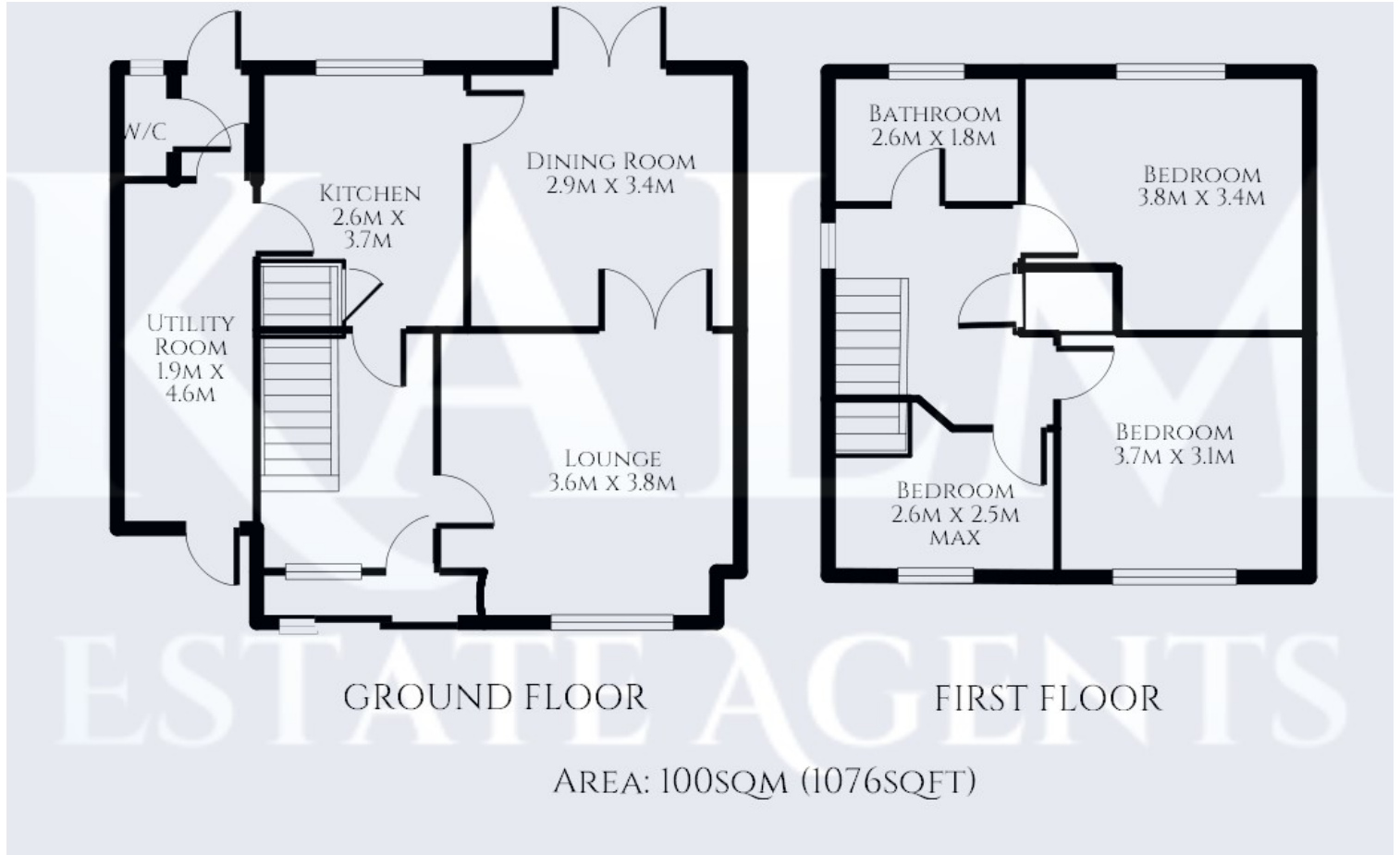
#### REAR GARDEN

Fully enclosed rear garden with Porcelain tiled patio area leading to a lawn area and further patio area.



# FLOORPLAN & EPC

**KALM**  
- ESTATE AGENTS -



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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