



10, Murrell Lane

Stotfold, Hitchin,
Bedfordshire, SG5 4PP
£500,000

country
properties

Make your mark on this rarely available 3 double bedroom home with potential to extend/adapt the layout to suit your needs (subject to any necessary consents) Situated on the edge of Stotfold with a great size plot this well loved home is just a short walk to the town and provides easy access to the A507/A1M and nearby Arlesey mainline station.

- Offered chain free!
- Situated a short walk to local shops and amenities yet tucked away
- Beautifully maintained large South facing garden
- Excellent commuter access into London via Arlesey main line station (St Pancras in 38 mins)
- OPEN HOUSE (By appointment only) Saturday 8th March
- Paved off road parking and 21ft garage with power and light



INTERNAL

GROUND FLOOR

Entrance Hall

Understairs storage cupboard. Radiator. Stairs rising to first floor. Wood effect flooring. Doors to Living Room, Kitchen and Dining Room. Door to cloakroom.

Living Room

12' 0" x 12' 0" (3.66m x 3.65m) Multi pane double glazed window to front aspect. Fitted carpet. Radiator. Feature fireplace.

Kitchen

11' 11" x 9' 11" (3.63m x 3.01m) A range of wall and base units with worksurfaces over. Inset two and half bowl sink with mixer tap over. Tiled splashbacks. Space for fridge/freezer, dishwasher and washing machine. Integrated oven and gas hob with tiled splashback. Ceramic tiled flooring. Radiator. Personal door to garage.

Cloakroom

Wash hand basin with tiled splashbacks. Low level WC. Tiled flooring. Radiator. Single window to rear aspect.

Dining Room

11' 11" x 8' 10" (3.64m x 2.68m) Sliding glass doors onto conservatory. Fitted carpet. Radiator.



Conservatory

12' 10" x 9' 2" (3.91m x 2.79m)

Ceramic tiled flooring. Radiator.
French doors onto rear garden.

FIRST FLOOR

Landing

Fitted carpet. Double glazed window to front aspect. Loft access. Doors to all bedrooms and bathroom.

Bedroom One

12' 1" x 12' 0" (3.69m x 3.67m) Multi pane double glazed window to front. Fitted carpet. Radiator.

Bedroom Two

12' 1" x 8' 10" (3.69m x 2.70m) Double glazed window to rear. Fitted carpet. Radiator.



Bedroom Three

10' 0" x 9' 9" (3.05m x 2.98m)

Double glazed window to rear.

Fitted carpet. Storage cupboard housing a water tank. Radiator.

Bathroom

Three piece suit comprising vanity wash hand basin with tiled splashbacks, low level WC and panel enclosed bath tub with shower over and tiled splashbacks. Wall mounted bathroom cabinet with mirror and shelving.

OUTSIDE

Front Garden

Landscaped front garden with variety of established flowers and shrubs. Driveway with off road parking space for two cars in front of the garage and path leading to front entrance door.

Rear Garden

Landscaped South facing rear garden mainly laid to lawn, with flower and shrub borders and variety of mature trees. Paved patio area. Greenhouse and garden shed to remain.

Garage

Attached garage with up and over door. Power and light. Personal door to Kitchen and patio door onto rear garden.



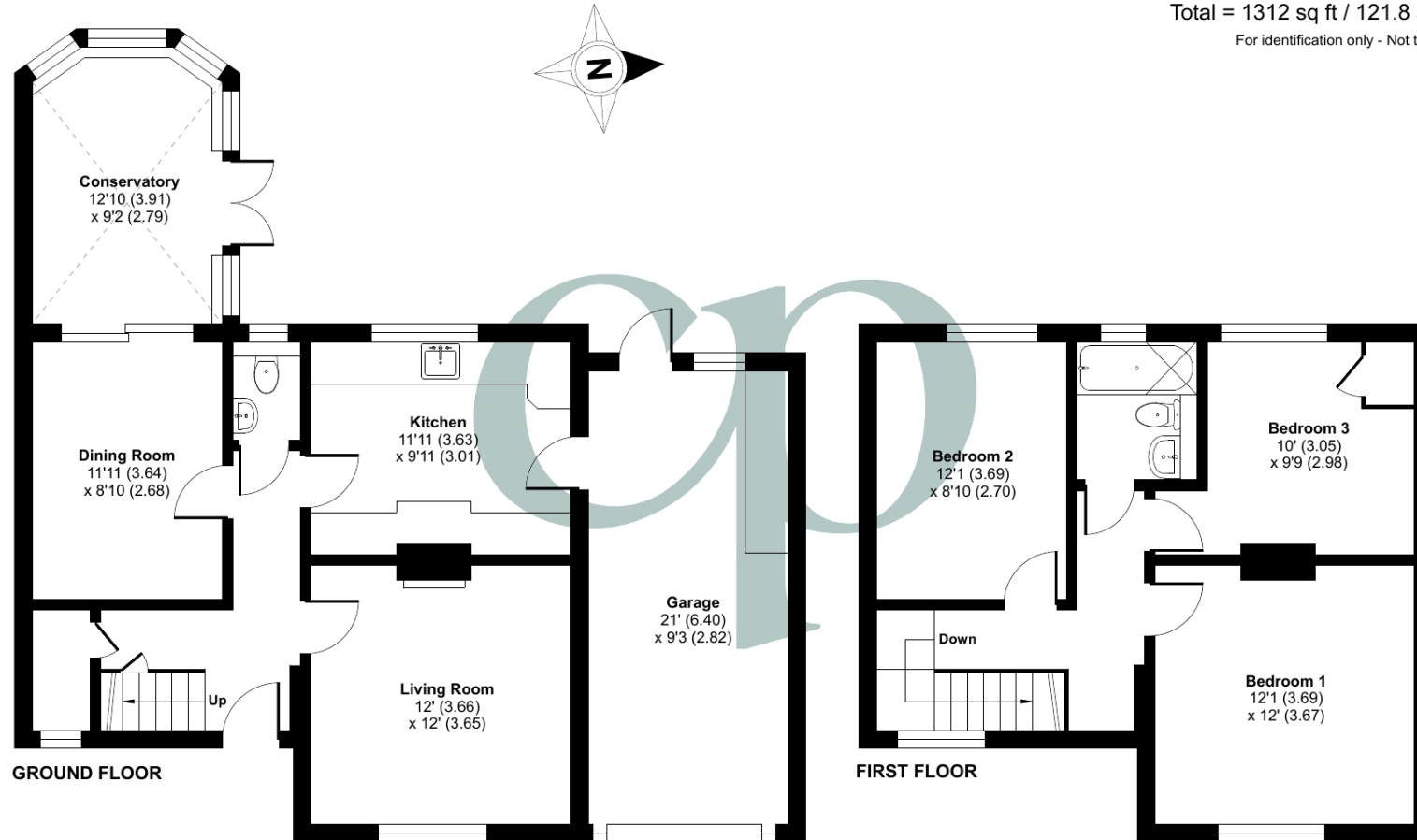


Approximate Area = 1118 sq ft / 103.8 sq m

Garage = 194 sq ft / 18 sq m

Total = 1312 sq ft / 121.8 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2025. Produced for Country Properties. REF: 1253974

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Viewing by appointment only

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