



Lannock, Letchworth Offers in Excess of £375,000

4 Bed Home At That Price? How Can That Be? FIRST TIME BUYER? NO STAMP DUTY up to £425k - save £0000's and buy a home that provides for the long term future | No need to consider any improvements - Just move your own furniture in and add soft furnishings / ornaments etc., to your taste | Modern, neutral and unfussy white colour scheme throughout | 18ft newly fitted modern kitchen / diner - great for aspiring chefs and plenty of space for a table and chairs - ideal for entertaining guests | Downstairs toilet - ideal for busy young families and no need for guests to go upstairs to the bathroom | Modern bathroom with shower over the bath - have an invigorating shower in the mornings or relaxing soak at night | Great sized landscaped back garden - ideal for BBQ / entertaining / just relaxing in the sun with a book or glass of wine | Within half a mile of 3 GOOD Ofsted rated Primary SCHOOLS and a mile and a half of 5 Secondary SCHOOLS including 2 Independent / private schools and the acclaimed Knights Templar School | A mile and a half walk to Letchworth Mainline STATION - 40 mins to LONDON and just over an hour longer to BRIGHTON and 30 mins to Cambridge going North | Great road links - short drive to A1(M), M1 and A10 nearby. 30 mins to London Luton Airport |



A Large 4 Bedroom End of Terrace Home In The Catchment Of Great Schools For That Price? - How can that be? 1960's ex-council properties like this one are well built. They often have bigger rooms and more garden space than modern properties and this one has been refurbished and extended to create a larger modern living space and a 4th bedroom - nearly 1,300 Sq.Ft.

The ground floor is dominated by a large modern kitchen / diner, the heart of this home - with plenty of storage space and work surfaces, you'll never have to worry about clutter or cramped cooking conditions. The hard flooring is perfect for busy families with kids and pets as it is easy to clean and maintain. A five-ring gas hob, a double oven and other integrated appliances, make it a great space for aspiring chefs who love to cook up a storm. The open-plan layout creates a warm and inviting atmosphere that is perfect for entertaining family and friends.

There's a spacious dining area, which offers plenty of room for a large table and chairs, making it the perfect spot for dinner parties and gatherings.

A great size living room with a large window to the front providing an abundance of natural light, neutral carpet and plenty of room for a large sofa, armchairs and other furniture. You can add soft furnishings and décor that reflects your personal style.

You will love the versatility of the additional living space the extension provides. Ideal for a bedroom for a school age child, teenager or for an older family member as an annex, together with a large wet room.



A downstairs toilet, hugely beneficial for family life, completes the ground floor living space. No need for your guests to go upstairs to the bathroom.

Do you work from home? You can have a study and a guest room. When friends / family come to stay you don't have to shift all your work stuff from the spare room into the living room. You can access the garden through a French door and this room is nice and bright as a result.

When it's time to relax and re-charge your batteries there are three generously proportioned DOUBLE bedrooms upstairs - main and second both with built in wardrobes / cupboards.

A modern bathroom provides the space to unwind before bed with a bath and shower over - you can enjoy an invigorating shower in the mornings. Ideal for busy families who need to get ready in a hurry and for kids evening bath times or you can enjoy a relaxing soak after a long hard day.

But that's not all - outside, you'll find a landscaped garden. Enjoy the vibrant beauty of pristine terraced lawn without the hassle of watering or mowing, adding a touch of nature to your surroundings with effortless elegance. A patio area ensures you and your guests can catch the sun at different times of the day - a perfect space for hosting summer barbecues or just enjoying a glass of wine on a warm evening.

For young families, there's a great selection of good Primary and Secondary Schools nearby. Green spaces like the Baldock Road recreation ground and the Greenway provide great outdoor areas for dog walking, running and cycling. With just a short walk you'll find a Leisure Centre and community football and rugby clubs too.

With the mainline station just a mile away you can be in the centre of London in less than 45 minutes. If you fancy a trip to the seaside you can stay on for just over an hour longer and be in Brighton. For those commuting by road the A1(M) serves Letchworth well and take you North and South.

Great Affordable Family Homes Like This Get Snapped Up Fast! DO NOT miss out - Give the Leysbrook team a call today and book your viewing before someone else buys!



| ADDITIONAL INFORMATION

Council Tax Band - C

EPC Rating - D

| GROUND FLOOR

Living Room: Approx 16' 3" x 10' 5" (4.95m x 3.17m)

Kitchen / Diner: Approx 18' 1" x 13' 8" (5.51m x 4.17m)

Bedroom Four: Approx 12' 4" x 8' 7" (3.76m x 2.62m)

En-suite bathroom: Approx 8' 6" x 8' 7" (2.59m x 2.62m)

Downstairs Cloakroom: Approx 5' 9" x 2' 6" (1.75m x 0.76m)

Utility area / storage: Approx 5' 4" x 5' 2" (1.63m x 1.57m)



| FIRST FLOOR

Bedroom One: Approx 12' 8" x 10' 6" (3.86m x 3.20m)

Bedroom Two: Approx 9' 9" x 9' 9" (2.97m x 2.97m)

Bedroom Three: Approx 10' 5" x 9' 4" (3.17m x 2.84m)

Bathroom: Approx 6' 2" x 5' 4" (1.88m x 1.63m)

| OUTSIDE

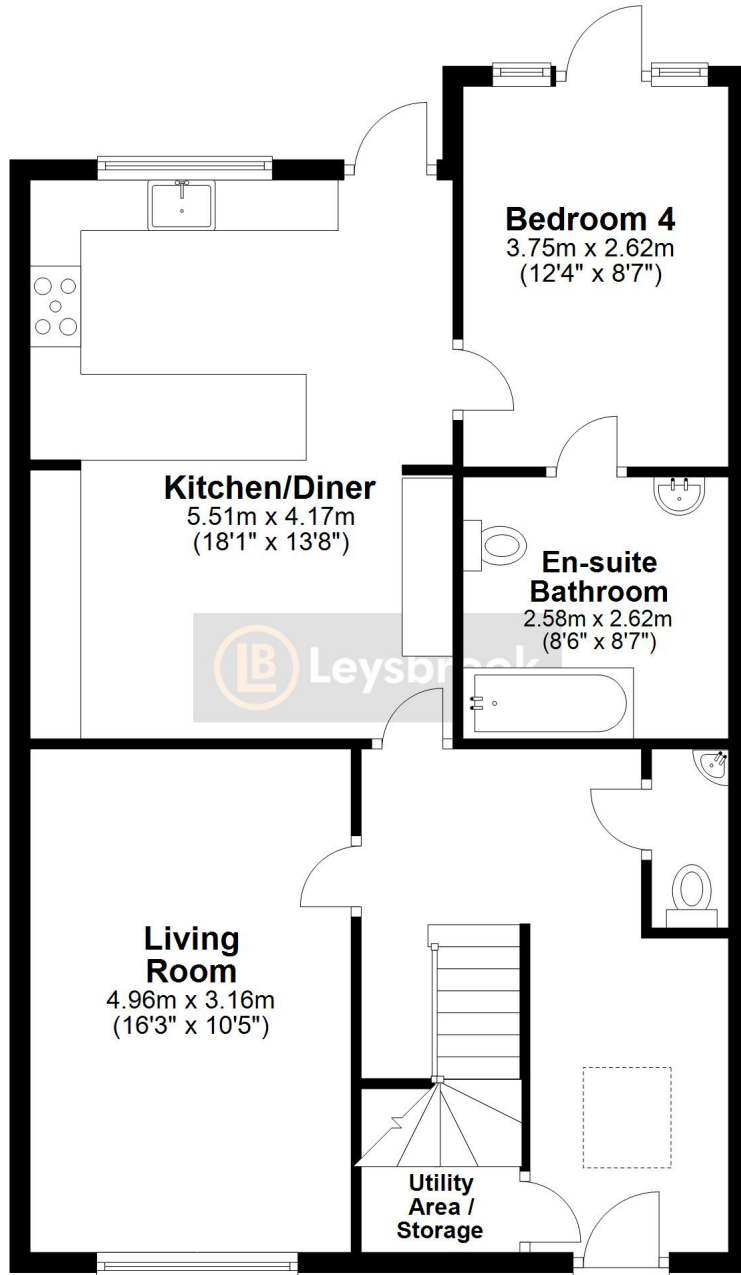
Enclosed low maintenance rear garden with gated access to the rear





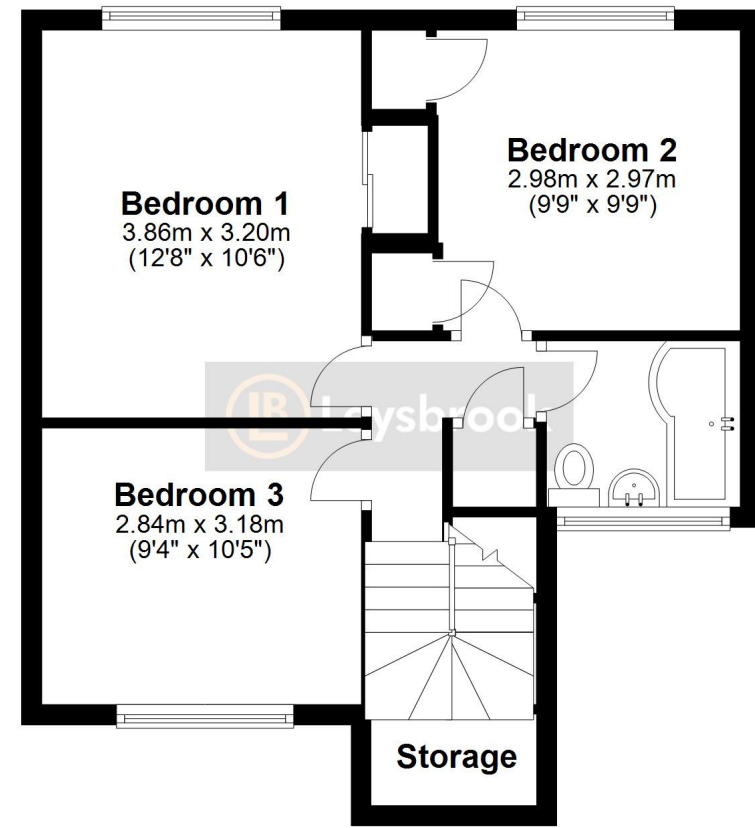
Ground Floor

Approx. 75.2 sq. metres (809.7 sq. feet)



First Floor

Approx. 42.3 sq. metres (454.9 sq. feet)



Total area: approx. 117.5 sq. metres (1264.6 sq. feet)

Created by Leysbrook for guide purposes only. This plan is NOT TO SCALE and is intended to illustrate the general layout of the property and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The services, systems and appliances shown have not been tested and no guarantee of their operability can be given.

Plan produced using PlanUp.



Need to book a viewing?

If you would like to view this property please contact the team on 01462 419329 or e-mail us at: info@leysbrook.co.uk

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