



## Leaves Spring, Stevenage, Hertfordshire. SG2 9AT

- CHAIN FREE
- SEMI DETACHED HOUSE
- EXTENDED TO THE REAR
- SOLAR PANELS GENERATING INCOME
- THREE DOUBLE BEDROOMS
- THREE RECEPTION ROOMS
- KITCHEN/DINER
- IN NEED OF COMPLETING
- PLANNING PERMISSION FOR FRONT EXTENSION
- CLOSE TO A1M AND A602



## PROPERTY DESCRIPTION

\*\*\*GUIDE PRICE £325,000 - £335,000\*\*\*

Being sold chain free is this semi detached family home in Leaves Spring, Shephall is in need of finishing; with three double bedrooms, three reception rooms and potential to extend further to the front; It is oozing potential. The property comprises: Kitchen, lounge, dining room, extension, three double bedrooms (all with storage) and family bathroom. On the roof, there are solar panels currently generating an income.

Leaves Spring is close to lots of local amenities including:

Local Shops 0.2 miles

Barnwell Secondary 0.3 miles

Peartree Spring Primary School 0.4 miles

Shephalbury Park 0.4 miles

Fairlands Valley Park 0.7 miles

A1m Junction 7 0.9 miles

Town Centre 1.3 miles

Stevenage Train Station 1.3 miles



## ROOM DESCRIPTIONS

### GROUND FLOOR

#### ENTRANCE HALLWAY

Door to lounge, opening to kitchen. Stairs to first floor.

#### KITCHEN/DINER

3.77m x 5.69m (12' 4" x 18' 8")

Shaker style kitchen with integrated appliances including dishwasher and fridge freezer. Space for a range cooker and washing machine. Window to the rear aspect. Door leading out to the side. Space for dining table. Large storage cupboard. Radiator. Under stairs storage cupboard housing the hot water tank.

#### LOUNGE

3.9m x 3.16m (12' 10" x 10' 4")

Good size lounge with window to the front aspect. Gas fire. Doors leading to the dining room.

#### DINING ROOM

4.02m x 2.43m (13' 2" x 8' 0")

Good space for dining table. Doors opening into the extension. Radiator

#### EXTENSION

4.87m x 3.79m (16' 0" x 12' 5")

With the construction completed, this additional room now is ready to be completed so a new owner can use the room to its full potential.

### FIRST FLOOR

#### FIRST FLOOR LANDING

Doors leading to all bedrooms and bathroom. Storage cupboard.

#### BEDROOM ONE

4.2m x 2.8m (13' 9" x 9' 2")

Double bedroom with window to the front aspect. Storage cupboard. Radiator.

#### BEDROOM TWO

4.04m x 2.8m (13' 3" x 9' 2") max

Double bedroom with window to the rear aspect. Fitted wardrobes. Radiator.

#### BEDROOM THREE

4m x 3.3m (13' 1" x 10' 10")

Double bedroom with window to the front aspect. Storage cupboard. Radiator.

#### BATHROOM

2.8m x 1.4m (9' 2" x 4' 7")

Side panel bath, wash hand basin, w/c. Radiator. Window to the rear aspect.

#### EXTERIOR

##### FRONT GARDEN

Mainly laid to lawn with hedge boundary.

Planning permission was previously granted for a ground floor front extension.

##### REAR GARDEN

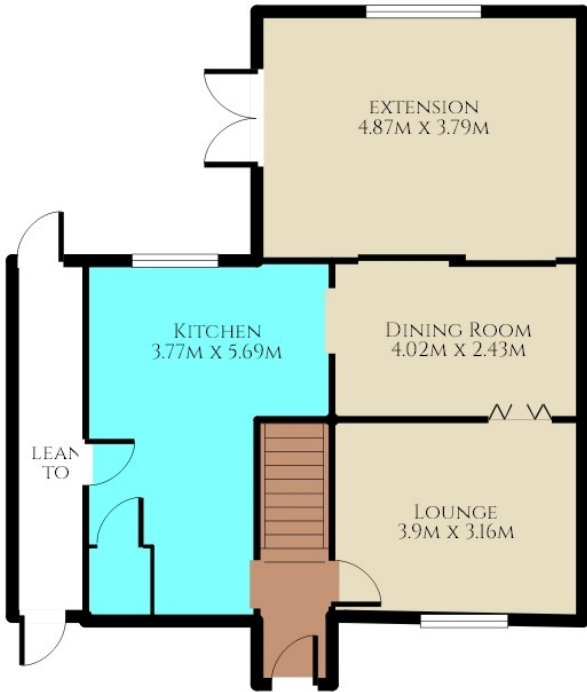
In need of completing, the rear garden is enclosed with a side gate for rear access. Lawn area, patio area with rendered retaining walls. Pond.

##### AGENTS NOTES

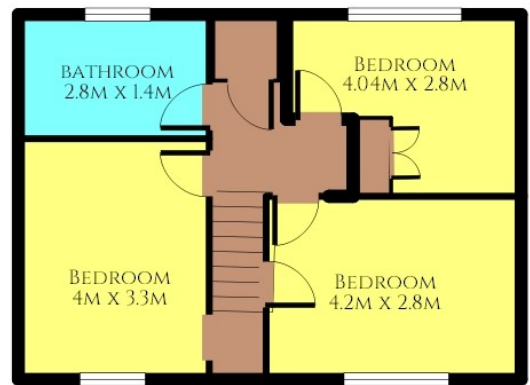
On both sides of the roof are solar panels generating an income.



FLOORPLAN & EPC



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Stevenage  
 29, Shephall Green, Stevenage, SG2 9XS  
 01438 572020  
 linzi.davis@kalmestategents.co.uk