



Ruskin Lane, Hitchin, Hertfordshire.







## 3 Bedroom Semi-Detached House

### Guide Price £485,000 Freehold

Located in a popular position within close proximity of Hitchin Railway Station is this extended semi detached family home that is offered to the market chain free.

- Extended family home
- Three bedrooms
- Lounge
- Sitting/dining room
- Fitted kitchen
- Ground floor cloakroom
- Refitted bathroom
- Front and rear gardens
- Garage and gated driveway
- EPC rating D. Council tax band D.

**Ground Floor:****Porch:**

A fully enclosed entrance porch with double glazed front door and double glazed door leading to the hallway.

**Hallway:**

Stairs leading to first floor with cupboard under. Radiator. Wall lights. Coved ceiling. Carpet as fitted.

**Living Room:**

Abt. 13' 1" x 10' 6" (3.99m x 3.20m) Double glazed Georgian style bay window to front. Feature fireplace with electric fire. Radiator. Television point. Coved ceiling. Carpet as fitted.

**Sitting/Dining Room:**

Abt. 20' 8" x 9' 6" maximum measurements (6.30m x 2.90m) An extended sitting/dining room with double-glazed sliding patio doors leading to the rear garden. Two radiators. Coved ceiling. Carpet as fitted.

**Kitchen:**

Abt. 11' 4" x 7' 3" (3.45m x 2.21m) A well appointed kitchen comprising a good range of eye and base level units with ample worktops. Single drainer stainless steel one and a half bowl sink unit. Built-in four-ring gas hob, eye-level double electric oven and extractor hood. plumbing for automatic washing machine and dishwasher. Tiled splash areas. Double glazed window to side. Pine panelled ceiling. Vinyl flooring.

**Lobby:**

Double glazed door to side. Space for fridge freezer. Vinyl flooring.

**Cloakroom:**

A white suite comprising of a low level WC and wash hand basin. Tiled splashback area. Double glazed window to rear. Electric radiator. Vinyl flooring.

**First Floor:****Landing:**

Double glazed windows to side. Access to a part boarded loft space with skylight windows via a retractable ladder. Carpet as fitted.

**Bedroom One:**

Abt. 13' 0" x 10' 0" (3.96m x 3.05m) Double-glazed window to front. A range of fitted bedroom furniture. Radiator. Airing cupboard. Carpet as fitted.

**Bedroom Two:**

Abt. 11' 8" x 10' 6" (3.56m x 3.20m) Double glazed window to rear. Radiator. Carpet as fitted.

**Bedroom Three:**

Abt. 9' 9" x 6' 6" (2.97m x 1.98m) Double glazed window to front. Built-in over-stairs cupboard. Radiator. Carpet as fitted.



**Bathroom:**

A refitted white suite comprising a panelled bath with mixer tap, shower over and glass shower screen. Vanity unit with inset hand wash basin and low level WC. Fully tiled walls. Heated towel rail. Double glazed window to rear. Laminate flooring.

**Outside:****Front Garden:**

A lovely frontage with a mature lawn featuring a central willow tree. A blocked paved driveway leading to double gates.

**Rear Garden:**

An attractive enclosed rear garden with two paved patio areas. An established lawn with a wide variety of flowers, shrubs and tree borders. Outside lighting. Outside tap. Gated access leading to driveway.

**Carport/Driveway:**

Behind the gates leading to the garage the block paved driveway extends beneath the carport and provides additional parking.

**Garage:**

A detached brick built garage with a up and over door. Power and light.



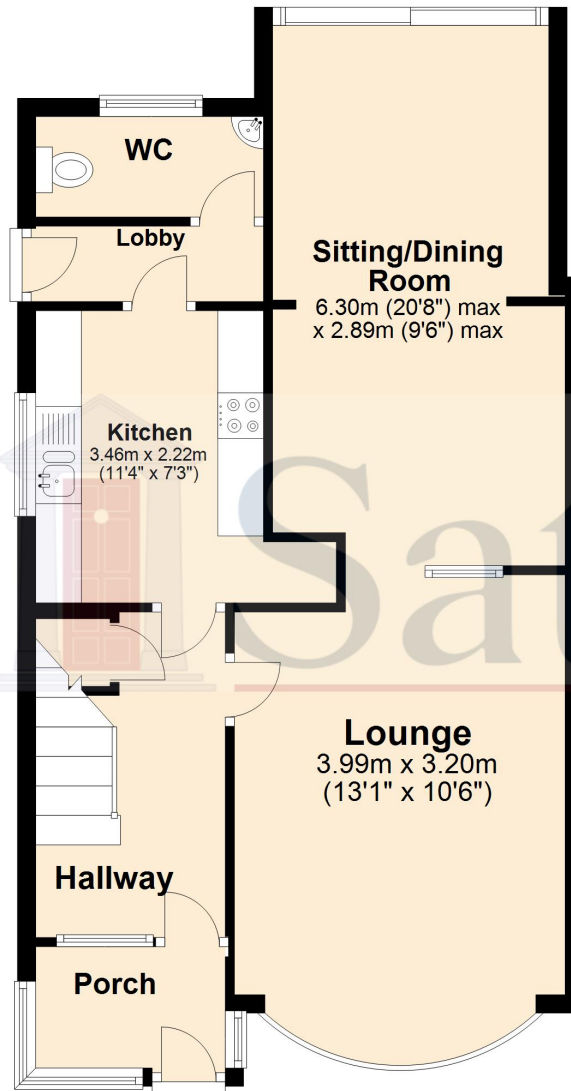




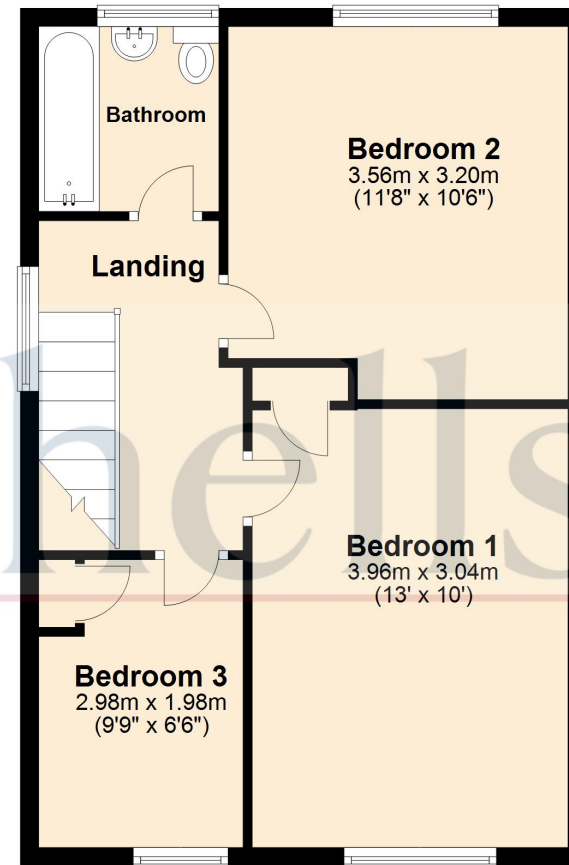
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## Ground Floor



## First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.