



Mercia Road, Baldock, Hertfordshire, SG7 6RZ

£385,000

Lane & Bennetts are delighted to offer this delightful family home located on Baldock's popular Clothall Common. An attractive picket fence greets you as you approach the property. On entering this home you will find a useful entrance hall with ample space for shoes and cloaks and a clever utility area housing laundry machines. The light and airy, dual aspect open plan lounge / diner provides a super family space. The modern kitchen offers ample worktop space, useful shelving and integrated gas hob and oven. There is space and plumbing for a fridge freezer and dishwasher. To the first floor, the main bedroom has built-in mirrored wardrobes with window to rear aspect. There is a second double bedroom, currently used as an office, with built-in shelving and window to front aspect. Bedroom three is a perfect nursery / study. The family bathroom has been upgraded by the current owners, fully tiled, complete with bath and shower over, low level WC, wash hand basin and heated towel rail. On the landing there is a cupboard housing the newly replaced boiler, as well as a hatch with pull down ladder to the fully boarded loft.

- THREE BEDROOM FAMILY HOME
- MODERN KITCHEN
- DINING AREA
- PRIVATE GARDEN
- UPGRADED BATHROOM
- USEFUL UTILITY AREA
- GARAGE & PARKING
- LESS THAN 15 MINUTES WALK TO TOWN & STATION
- Tenure: FREEHOLD | Council Tax Band: C | EPC: TBC

well as a lawned area with mature shrubs and planting and garden shed. Just metres from the property is a garage with parking space in front.

The location to this property is key, less than 15 minutes walk to town and station, 4 minutes walk to the local convenience store and 5 minutes walk to sought after nursery and primary school.

AGENTS NOTES:

Tenure: FREEHOLD | Council Tax Band: C | EPC Rating: TBC

The picturesque historic market town of Baldock enjoys a wealth of amenities, facilities and hosts an abundance of community events throughout the year. Baldock is spoilt with its' choice of 'GOOD' schools, independent eateries, a sports centre and plenty of parks and nature land. Baldock station offers access to London (37 minutes) & Cambridge (25 minutes). Road access for the A1(M) North & South and A507 leading west to the M1 motorways are within easy driving distance.