



3, Marlborough Terrace

Kingsley Avenue, Fairfield Park, Stotfold,
SG5 4EX
£1,300 pcm



A stunning two bedroom semi detached property benefiting from a modern kitchen with integrated appliances, rear garden with patio area & allocated parking all set within the prestigious Fairfield Hall development. Available End of November . EPC Rating C.

- TWO BEDROOMS
- NO PETS OR SMOKERS
- EPC RATING C
- UNFURNISHED
- Council Tax Band D

Ground Floor

Entrance

Via wood entrance door leading into:

Entrance Hall

Smooth skimmed ceiling. Stairs rising to first floor. Small under stairs cupboard. Radiator. Large picture windows to front aspect. Doors to Lounge, bathroom and master bedroom.

Lounge/Diner

20' 5" x 16' 9" (6.22m x 5.11m) Smooth skimmed ceiling. Dual aspect large picture windows to front and rear aspects. Radiator. Two doors to side garden. Opening to kitchen.

Kitchen

10' 1" x 7' 6" (3.07m x 2.29m) A contemporary range of eye and base level units providing storage and work surfaces. Inset stainless steel one and a half bowl sink and drainer with mixer tap over. Tiled splash backs. Integrated fridge/freezer, dishwasher and washer/dryer. Four ring gas hob with electric oven under and stainless steel extractor hood over. Wood effect flooring.

Bathroom

7' 11" x 5' 7" (2.41m x 1.70m) Smooth skimmed ceiling. Extractor fan. Contemporary white suite comprising low level WC, pedestal mounted wash hand basin. Panel enclosed bath with mixer tap with shower attachment over. Tiled surround. Glazed shower screen. Part tiled walls.

Master Bedroom

12' 1" x 11' 4" (3.68m x 3.45m) Smooth skimmed ceiling. Large window to rear aspect. Range of his and hers wardrobes with mirror fronts. Dressing table. Further double wardrobe. Door to en-suite.

En-suite Shower Room

Smooth skimmed ceiling. Extractor fan. Low level WC. Pedestal mounted wash hand basin. Fully tiled shower cubicle. Half tiled walls. Radiator.

First Floor

Landing

Smooth skimmed ceiling. Door to large cupboard housing hot water cylinder and storage area. Radiator. Door to bedroom

Viewing by appointment only

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