



Back Street, Ashwell Guide Price £650,000 - £700,000

**Guide Price £650-£700k. YOUNG COUPLE - looking for SPACE for your family to grow? No UPWARD CHAIN - Possible QUICK MOVE | Requires MODERNISATION - So much potential to create a home with your taste and design | Charming Historic Location: Nestled on Back Street, a picturesque lane with cottages and houses from the 17th and 18th centuries | Spacious Living Areas: Large living room and a 20ft dining room with patio doors opening to the rear garden, perfect for family gatherings | Generous Kitchen/Diner: Ample worktop and storage space, ideal for those who love to cook and entertain | Downstairs shower room and toilet - ideal for busy young families and no need for guests to go upstairs to bathroom | Flexible Office Space: A fifth bedroom perfect for use as a home office, ideal for remote working | Family-Friendly Community: Close to a highly-regarded primary school and excellent secondary schools, surrounded by beautiful countryside for outdoor activities | Excellent Transport Links: Convenient access to the A505 / A1(M) and a nearby train station with regular services to London Kings Cross | Ample Parking and Storage: Off-road parking with a driveway and a garage, providing extra storage or secure car parking**



GUIDE PRICE £650,000 to £700,000. Do you value a close connection to nature and a quieter, more rural lifestyle but also need good transport links? Look no further! This home is ideal for a couple or a young family and offers a great opportunity to escape the hustle and bustle of city life while still being able to easily access work and other amenities.

Back Street is a charming and historic lane in the heart of Ashwell. The street is lined with charming cottages and houses that date back to the 17th and 18th centuries. The village is located just off the A505, which provides easy access to nearby towns and cities such as Baldock, Royston, and Cambridge. There is also a train station that provides regular services to London Kings Cross - less than a 10 minute drive from your doorstep.

In the heart of the home, the living room is a great space with plenty of room for a large sofa, armchairs, and other furniture. You can create a cosy atmosphere by adding soft furnishings and decor that reflects your personal style.

The 20ft dining room with patio doors opens to the rear garden, making it perfect for family gatherings or simply enjoying a cup of tea in the sun. The ground floor also includes a convenient downstairs shower room/utility area.

A large kitchen/diner at the back of the house is perfect for those who love to cook. It has ample worktop and storage space, making meal preparation a joy. The quarry tile flooring not only looks great but is also easy to clean, ideal for busy family life. Whether you have pets or children, spills and messes can be easily wiped away.

When it's time to unwind and recharge, the four double bedrooms upstairs are perfect for cosying up. And if you work from home, the fifth bedroom is an ideal office space, so you won't need to move your work stuff from the living room when guests arrive. All five bedrooms are carpeted, ensuring no cold feet getting out of bed on a winter morning.



Although not the most modern, you'll love the size of the large bathroom with a shower over the bath, perfect for a quick shower in the morning or a relaxing soak in the evening.

For those with a car, the off-road parking provided by the driveway and garage is a real bonus, offering loads of extra storage or a place to keep your car safe. The rear garden is mature and landscaped with a great-sized lawn, perfect for enjoying a relaxing day under the sun or having a fun, family BBQ. There's even a shed for storing BBQs, garden tools, and bikes. Plus, the garden is not really overlooked, giving you ultimate privacy and tranquility.

For young families, Ashwell has a highly-regarded primary school, rated "Good" by Ofsted. There are also several excellent secondary schools in the surrounding area, including The Knights Templar School in Baldock and Roysia Middle School in Royston. The village is surrounded by beautiful countryside, ideal for hiking, running, cycling, and wildlife watching. It has a close-knit and friendly community, with many local events and activities that bring people together. There are also several local clubs and organisations that residents can join to meet new people and get involved in the community.

**We expect a lot of interest in this property - contact us ASAP to organize a viewing and buy before someone else does!**

## | ADDITIONAL INFORMATION

Council Tax Band - E

EPC Rating - C

## | GROUND FLOOR

Living Room: Approx 14' 8" x 13' 0" (4.47m x 3.96m)

Kitchen / Diner: Approx 19' 4" x 11' 10" (5.89m x 3.61m)

Dinning Room: Approx 20' 2" x 11' 7" (6.15m x 3.53m)

Downstairs Shower Room / Utility: 8' 4" x 6' 4" (2.54m x 1.93m)

## | FIRST FLOOR

Bedroom One: Approx 13' 9" x 13' 4" (4.19m x 4.06m)

Bedroom Two: Approx 14' 6" x 11' 6" (4.42m x 3.51m)

Bedroom Three: Approx 12' 7" x 11' 6" (3.84m x 3.51m)

Bedroom Four: Approx 13' 1" x 9' 9" (3.99m x 2.97m)

Bedroom Five: Approx 6' 5" x 5' 9" (1.96m x 1.75m)

Bathroom: Approx 9' 9" x 9' 4" (2.97m x 2.84m)

## | OUTSIDE

Garage: Approx 20' 4" x 8' 9" (6.20m x 2.67m)

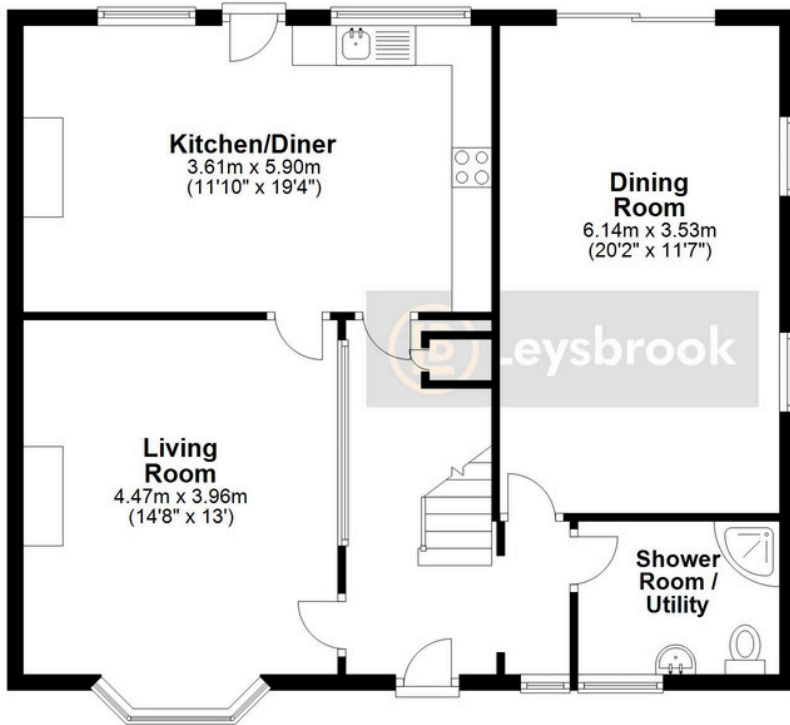
Driveway providing off road parking for 3 cars





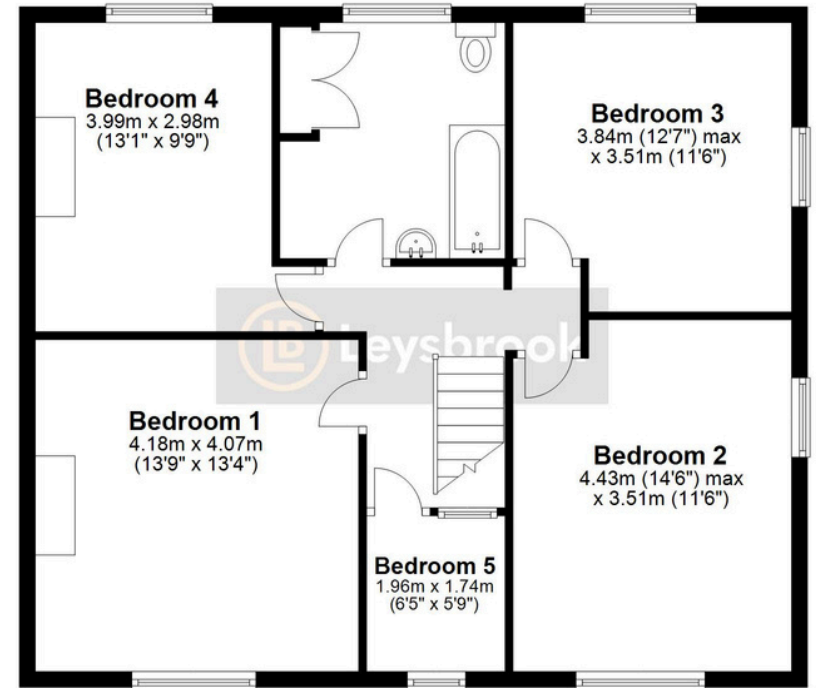
### Ground Floor

Approx. 94.7 sq. metres (1018.8 sq. feet)



### First Floor

Approx. 78.5 sq. metres (845.3 sq. feet)



Total area: approx. 173.2 sq. metres (1864.1 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](mailto:info@leysbrook.co.uk)

### Leysbrook Team

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>74</b>
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	