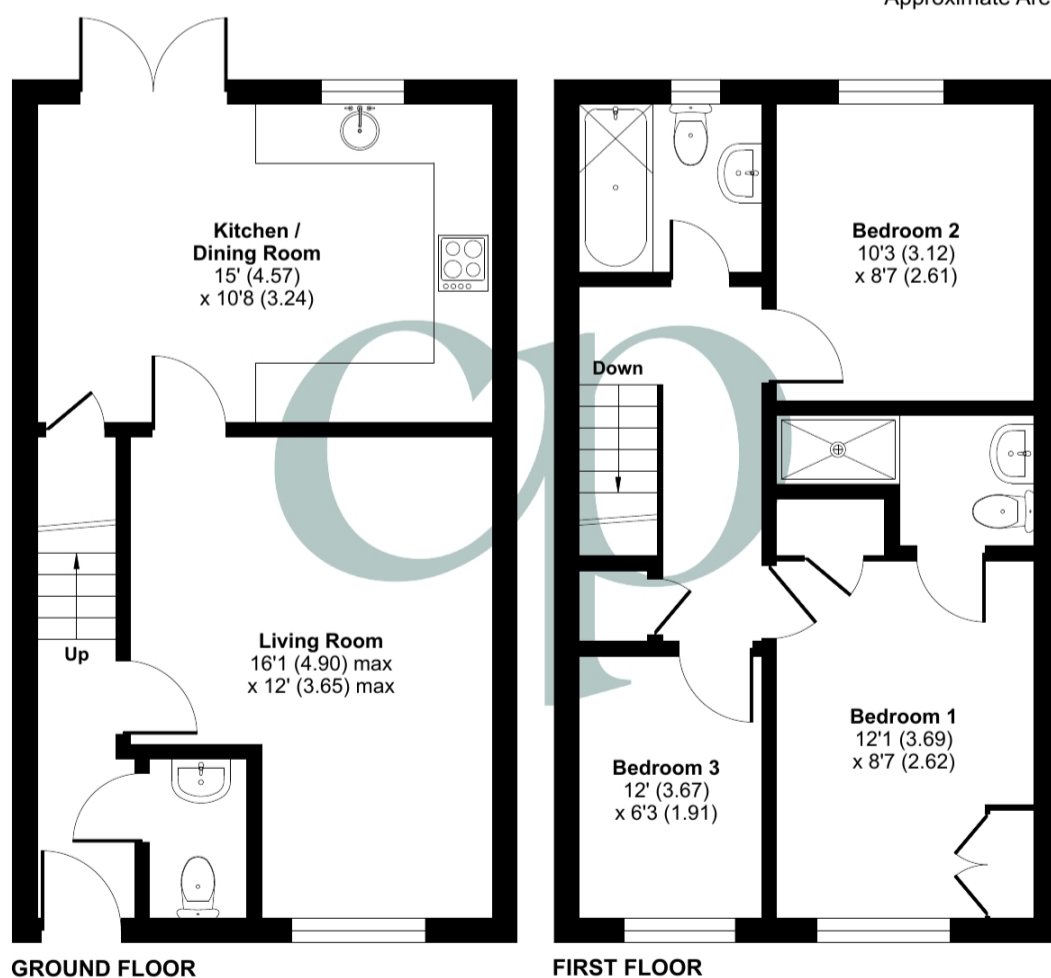




Approximate Area = 826 sq ft / 76.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Country Properties. REF: 1286048

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

Country Properties | 46-48, High Street | SG17 5DG
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www.country-properties.co.uk

country
properties

A well presented three bedroom home situated on the popular Lavendar Grange development in Lower Stondon. The property is a short drive to the vibrant market town of Hitchin, its amenities and rail links into the city.

- Beautifully presented throughout – just move in !
- NHBC 10 year builders guarantee from 2022
- Useful downstairs cloakroom
- Bedroom one with en suite
- Driveway parking x 2 cars
- Countryside walks on your doorstep – ideal for walking the dog!

Ground Floor

Entrance Hall

Stairs raising to first floor. Radiator. Doors to Living Room and Cloakroom.

Cloakroom

Low level wc. Corner wash hand basin. Tiled splashbacks. Extractor fan. Radiator. Vinyl flooring.

Living Room

16' 1" x 12' 0" (4.90m x 3.66m) Double glazed window to front. Radiator. Wood effect flooring.

Kitchen/Diner

15' 0" x 10' 8" (4.57m x 3.25m) A range of wall and base units with roll edge worksurfaces over and upstands. Stainless steel sink and drainer unit with swan neck mixer tap over. Built-in electric oven and gas hob with glass splashback and stainless steel extractor hood over. Integrated fridge freezer. Integrated dishwasher. Space and plumbing for washing machine. Wall mounted gas boiler enclosed in cupboard (serviced annually). Radiator. Vinyl flooring. Double glazed window to rear. Double glazed double doors onto rear garden. Under stairs storage cupboard.

First Floor

Landing

Loft access. Radiator. Bulkhead storage cupboard. Doors into all rooms.



Bedroom 1

12' 1" x 8' 7" (3.68m x 2.62m) Double glazed window to front. Radiator. Fitted wardrobe. Built-in wardrobe. Door leading to:

En-suite

Double shower cubicle, low level wc, pedestal wash hand basin. Tiled splashbacks. Shaver point. Extractor fan. Vinyl flooring

Bedroom 2

10' 3" x 8' 7" (3.12m x 2.62m) Double glazed window to rear. Radiator.

Bedroom 3

12' 0" x 6' 3" (3.66m x 1.91m) Double glazed window to front. Radiator.

Bathroom

Suite comprising panel enclosed bath with main shower over and glass side screen. Low level wc, pedestal wash hand basin. Radiator. Tiled splashbacks. Obscure double glazed window to rear. Extractor fan.

Outside

Rear Garden

South facing garden laid mainly to lawn. Timber shed (to remain). Water tap. Gated access to side leading to parking area. Paved parking area for 2 cars. EV charging point.

Front Garden

Paved pathway to front door laid to lawn with Laurel shrub borders to front and side.

Agents Note

10 yr NHBC Structural policy with effect from March 2022

We have been advised that the service charge is £118.00 per annum and includes grass cutting and maintenance of the communal areas.

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

PRELIMINARY DETAILS – NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

