



10 Rookes Close, Letchworth Garden City SG6 2SN







## 3 Bedroom Detached House

### £475,000 Leasehold

Offered CHAIN FREE, this THREE bedroom DETACHED property is situated within a quiet cul-de-sac on the sought after 'Lordship' estate. Complete with garage, driveway and enclosed rear garden, this property is set back from the road and provides bright and spacious accommodation throughout. Close to Lordship school, Willian village and is within walking distance to the town and mainline station.



- Detached property
- Three DOUBLE bedrooms
- Garage & driveway
- CHAIN FREE
- Bright and spacious
- Enclosed, non-overlooked garden
- Sought after 'Lordship' estate
- Walking distance to town and mainline station
- Leasehold – 935 Years remaining
- EPC rating D. Council tax band E

## **Ground Floor**

### **Porch:**

Quarry tiled flooring. Upvc door to front. Double glazed window to side. Lockable storage cupboard. Door to garage. Front door to hallway.

### **Entrance Hall:**

Tiled flooring. Carpeted stairs to first floor. Cupboard. Cloakroom.

### **Living Room:**

Abt. 14' 8" x 11' 8" (4.47m x 3.56m) Laminate flooring. Storage cupboard. Double glazed window to garden. Sliding door to garden. Bifold internal door to dining room.

### **Dining Room:**

Abt. 8' 8" x 8' 7" (2.64m x 2.62m) Laminate flooring. Internal door to kitchen. Internal bifold doors to conservatory. Double glazed window and door to garden.

### **Kitchen:**

Abt. 10' 4" x 8' 9" (3.15m x 2.67m) Tiled floor. Double glazed window to front and side. Worktops with a range of wall and base mounted units with integrated oven, electric hob, Sink/drainage, extractor and dishwasher. Tiled splashback. Space for free standing fridge/freezer.

### **Conservatory:**

Abt. 9' 8" x 9' 7" (2.95m x 2.92m) Tiled floor. Double glazed windows. Ceiling blinds and fan. Sliding door to garden.

### **Cloakroom:**

Tiled floor. Storage cupboard. WC. Countertop with wash hand basin and tiled splashback. Double glazed privacy window to side.

## **First Floor**

### **Bedroom One:**

Abt. 10' 3" x 11' 8" (3.12m x 3.56m) Carpet. Double glazed window to rear.

### **Bedroom Two:**

Abt. 9' 6" x 11' 5" (2.90m x 3.48m) Carpet. Double glazed window to front. Storage cupboard.

### **Bedroom Three:**

Abt. 7' 5" x 9' 6" (2.26m x 2.90m) Carpet. Double glazed window to rear.

### **Bathroom:**

Laminate flooring. Tiled walls. Double glazed window to front. Bath with mixer taps, wall mounted shower and glass screen. WC. Wash basin.

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

Lawn space with established planting. Pathway leading to porch and gate to rear garden. Driveway and garage.

**Rear Garden:**

Mostly laid to lawn with patio area and enclosed with fencing. Hedging and planted beds to rear. Shed base and side access.

**Garage:**

Brick built with electric door, sockets and lighting. Accessible from front porch.

**Parking:**

Driveway to front of garage. On road and bay parking also available.

**Agents Note:**

Draft particulars yet to be approved by vendor and may be subject to change.





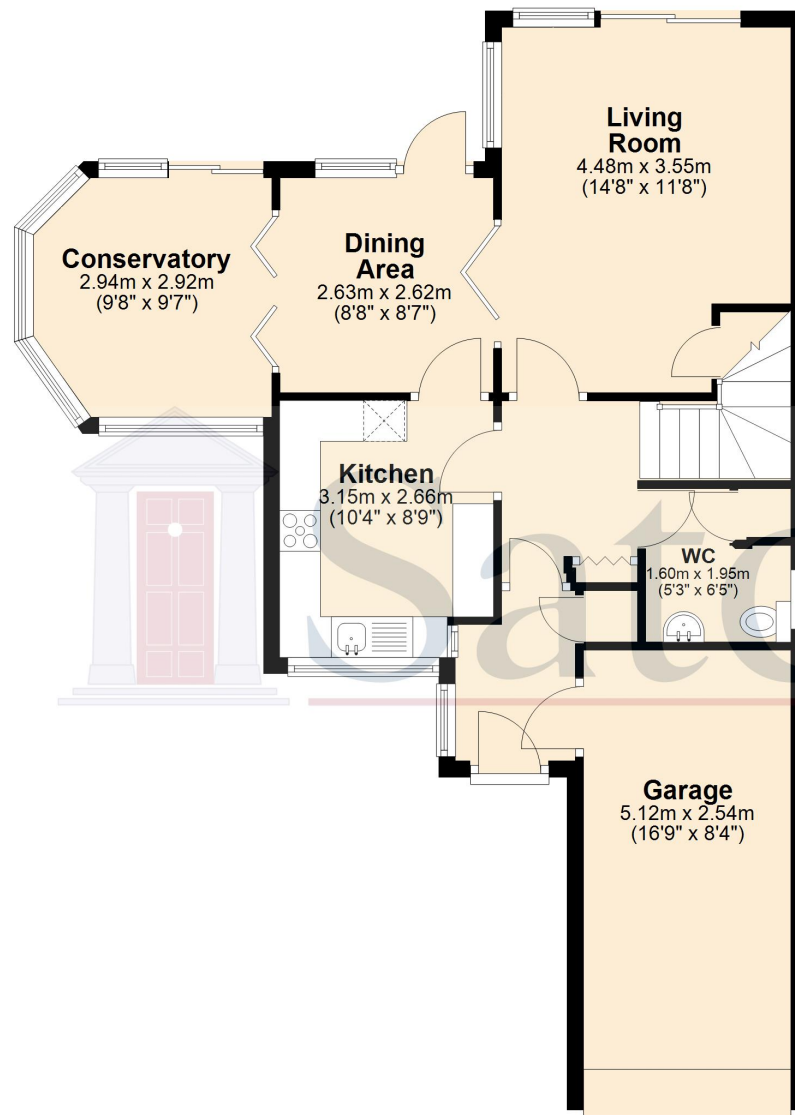


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

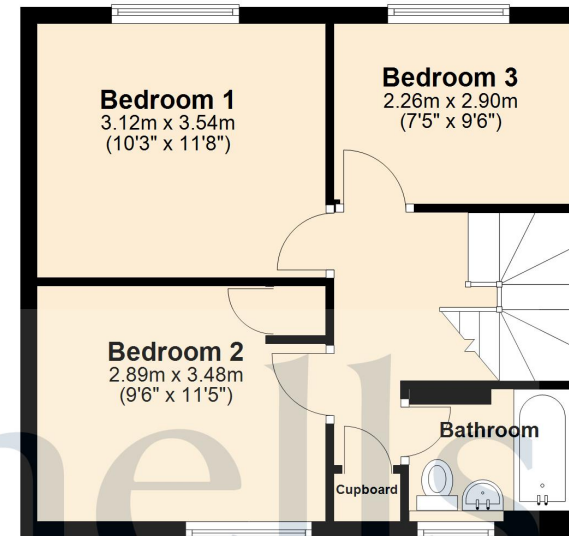




## Ground Floor



## First Floor



For illustration 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.