



# The Leas

Baldock,  
Hertfordshire, SG7 6JB  
Guide Price £525,000

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properties



An immaculately presented, extended, light and spacious bay fronted 3 bedroom semi-detached family home in a popular residential location! This stunning home located on the Leas, Baldock is beautifully presented throughout and offers a lounge, kitchen diner, garden room, utility and large downstairs shower room on the ground floor. On the first is 3 generous bedrooms and a family bathroom. Externally the property benefits from a 2 car block paved driveway to the front and a mature, very well established Westerly facing rear garden laid to lawn with various seating areas and two timber sheds at the rear. A wonderful family home that must be viewed in person for the spaciousness and quality of finish throughout to be fully appreciated.

- Immaculately presented throughout
- Ground floor garden room, utility and shower room
- Off road parking for 2 cars
- Very attractive westerly facing rear garden
- High spec fixtures & fittings
- Council Tax Band C / EPC rating D

## Accommodation

### Entrance Hall

10' 7" x 6' 5" (3.23m x 1.96m) Radiator, stairs to first floor, under stairs storage cupboard, door to:

### Lounge

15' 0" x 12' 1" (4.57m x 3.68m) Bay window to front aspect, radiator, fireplace housing wood burning stove with timber mantle & quartz hearth, opening to:

### Kitchen/Diner

21' 0" x 10' 0" (6.40m x 3.05m) Window to rear aspect, radiator, range of wall mounted and base level units with marble work surface over and inset sink with drainer, breakfast bar, integral Rangemaster cooker with extractor over, dishwasher, space for large American style fridge freezer, opening to garden room, door to utility.

### Garden Room

10' 10" x 10' 3" (3.30m x 3.12m) Radiator, sliding door to rear patio, partially glazed, velux window to side aspect x 2.

### Utility Room

12' 5" x 5' 5" (3.78m x 1.65m) Radiator, range of wall mounted and base level units with quartz work surface over, space for washing machine & tumble dryer, external door to front, external door to rear, door to:





## Shower Room

Window to rear aspect, wash hand basin, heated towel radiator, WC, walk in shower.

## First Floor

### Landing

Loft hatch, doors to:

### Bedroom One

13' 7" x 12' 7" (4.14m x 3.84m) Bay window to front aspect, radiator.

### Bedroom Two

13' 7" x 10' 3" (4.14m x 3.12m) Window to rear aspect, radiator, built in wardrobes.

### Bedroom Three

7' 6" x 9' 4" (2.29m x 2.84m) Window to front aspect, radiator, built in storage cupboard.

## Bathroom

Window to rear aspect, heated towel radiator, WC, wash hand basin, bath with shower attachment over & screen.

## External

### Front

Block paved driveway to front with comfortable parking for 2 cars.

### Rear Garden

Westerly facing rear garden with patio at head leading to established garden laid to lawn with mature beds and borders. Timber storage shed x 2.

### Agent's Notes

The property is of a 'non-standard construction' known as Wimpey No-Fines. It is recommended that any mortgage funded interested party confirms with their lender that they will lend on this type of property.

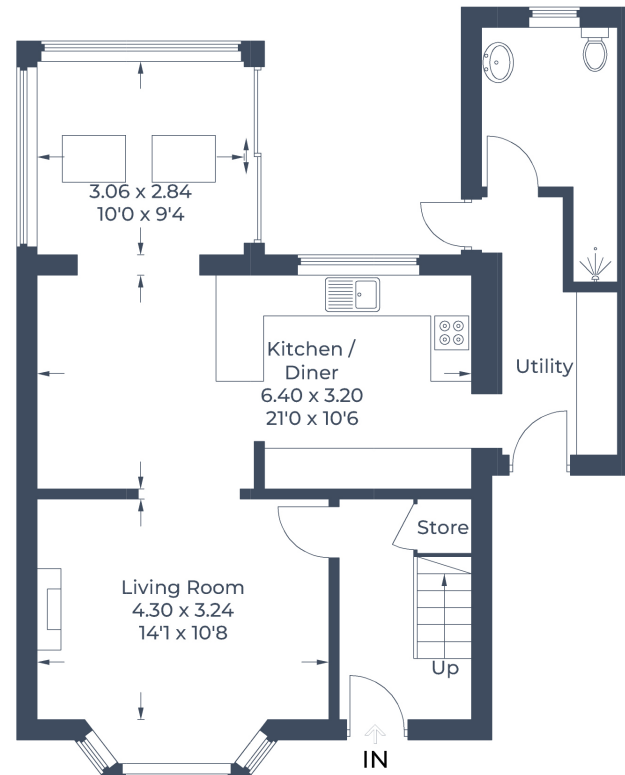




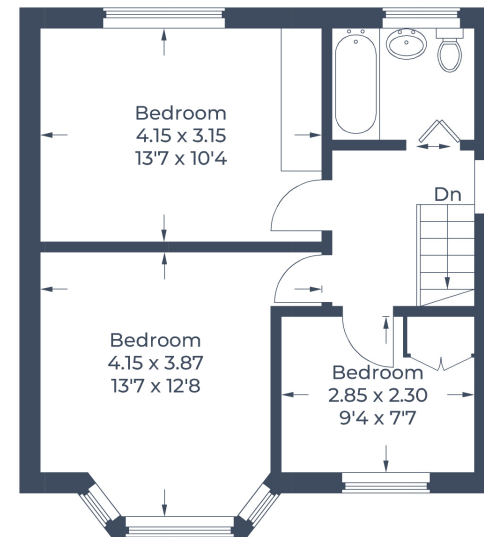




Approximate Gross Internal Area  
 Ground Floor = 66.7 sq m / 718 sq ft  
 First Floor = 43.3 sq m / 466 sq ft  
 Total = 110.0 sq m / 1,184 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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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>		
(55-68)	<b>D</b>	66	76
(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	

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 valuation, contact the numbers listed on the brochure.



Viewing by appointment only

Country Properties | 39, High Street | SG7 6BG

T: 01462 895061 | E: [baldock@country-properties.co.uk](mailto:baldock@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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