



# 10, Lymans Road

Arlesey,  
Bedfordshire, SG15 6TE  
Offers Over £375,000

COUNTRY PROPERTIES  
PART OF HUNTERS

Open House Saturday 24th June, please call to arrange a time to view from 10am. A three bedroom extended semi detached home. This property is offered with no onward chain, a lovely project for a family to create their dream home. There are three out buildings and stunning garden with parking for plenty of cars.

- Three bedroom semi detached house
- Three out buildings
- Parking for plenty of cars
- Ground floor bathroom
- EPC - D
- Extended on the ground floor
- Large private garden
- In need of some modernisation
- Council Tax - Band C



## GROUND FLOOR

### Entrance Hall

Entrance via double glazed uPVC door, double-glazed window to front and carpeted. Staircase to first floor and doors to:

### Lounge

5.16m x 3.2m (16' 11" x 10' 6") Double-glazed window to front aspect. Textured walls and ceiling with exposed beams. Brick fireplace and built in shelves. The lounge is carpeted with a ceiling light at radiator fitted.

### Dining Room

3.89m x 2.55m (12' 9" x 8' 4") Double-glazed windows to rear and side aspect. Patio doors opening on the rear garden. Tiled floor, radiator and ceiling light.

### Kitchen

2.49m x 3.04m (8' 2" x 10' 0") A range of wall and base mounted units. Space for appliances. Breakfast bar, tiled floor, partially tiled walls and double-glazed window to rear aspect. Wall mounted gas boiler.



## Bathroom

2.54m x 1.80m (8' 4" x 5' 11")

Obscured double-glazed window to side aspect. Low level WC, pedestal sink and panelled bath with overhead shower. Tiled floor and partially tiled walls. Spotlights inset to textured ceiling.

## FIRST FLOOR

### Bedroom 1

3.94m x 3.08m (12' 11" x 10' 1")

Double-glazed window to front aspect. Carpet, radiator, textured ceiling and ceiling light. Storage cupboard containing hot water tank.



## Bedroom 2

2.29m x 4.15m (7' 6" x 13' 7")  
Double-glazed window to front aspect. Carpet, radiator, textured ceiling and ceiling light. Built in wardrobe.

## Bedroom 3

2.77m x 2.33m (9' 1" x 7' 8")  
Double-glazed window to rear aspect. Carpet, radiator, textured ceiling and ceiling light.

## WC

Obscured double-glazed window to rear aspect. ow level WC and wall mounted sink with tiled splashback.

## OUTSIDE

### Front

Large driveway with parking for multiple vehicles surrounded by shrub border.

### Rear garden

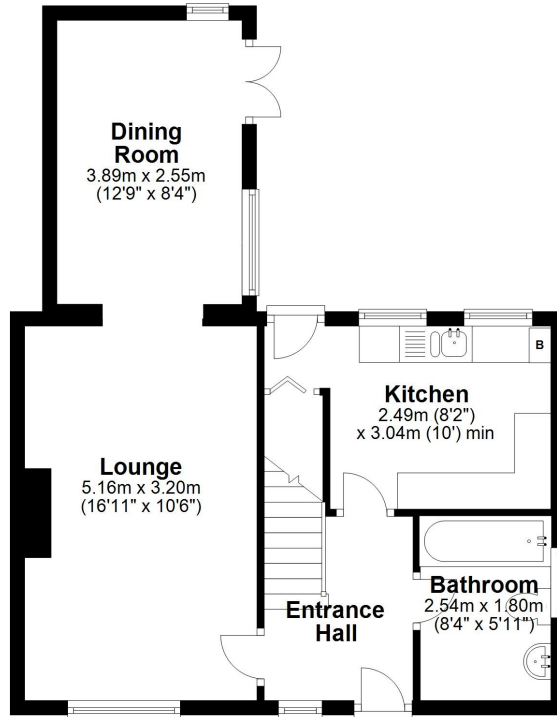
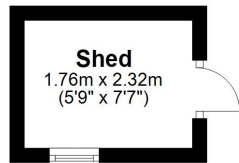
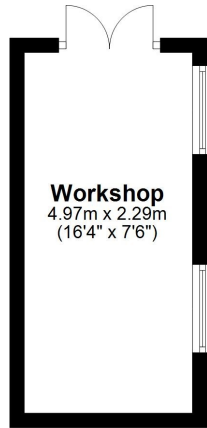
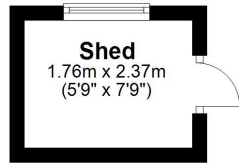
Rear garden mainly laid to lawn with flower and shrub borders. There is a patio with access from the dining room and kitchen and three sheds/outbuildings.





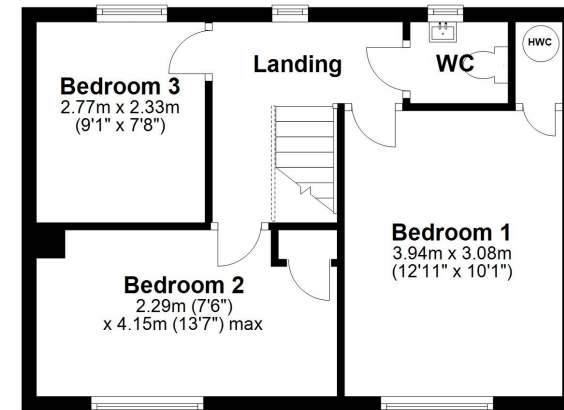
### Ground Floor

Approx. 48.1 sq. metres (517.5 sq. feet)

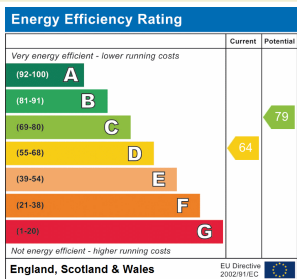


### First Floor

Approx. 37.7 sq. metres (406.0 sq. feet)



Total area: approx. 85.8 sq. metres (923.5 sq. feet)



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

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