



26, Woodpecker Mead

Lower Stondon,
Bedfordshire, SG16 6FU
£312,500

COUNTRY PROPERTIES
PART OF HUNTERS

A three bedroom semi detached spacious home with allocated parking and south facing rear garden, situated on the popular 'Stondon Park' development in Lower Stondon.

- Kitchen with integrated appliances (as specified)
- Sunny south facing rear garden
- Children's play area close by
- Master bedroom with built in wardrobes
- Still retaining 10 year NHBC guarantee
- Short stroll to local amenities and Mount Pleasant Golf Course
- Short commute to the popular market town of Hitchin providing direct link into London

GROUND FLOOR

Entrance Hall

Stairs rising to first floor with under stairs storage cupboard. Radiator. Doors into kitchen, cloakroom and lounge/diner.

Cloakroom

Suite comprising low level flush wc and pedestal mounted wash hand basin with tiled splashback. Radiator. Extractor.

Kitchen

8' 9" x 8' 0" (2.67m x 2.44m) A range of wall and base units with rolled edge worksurfaces and upstands. Inset stainless steel sink with drainer and swan neck mixer tap over. Integrated dishwasher. Inset electric oven and gas hob with stainless steel splashback and extractor hood over. Space for fridge/freezer. Space and plumbing for washing machine. Wall mounted gas boiler. Double glazed window to front.

Lounge/Dining Room

16' 3" x 14' 9" (4.95m x 4.50m) Two double glazed windows and door opening onto the rear garden. Two radiators.



FIRST FLOOR

Landing

Access to boarded loft space with ladder. Airing cupboard housing Megaflo hot water cylinder. Doors to all rooms.

Bedroom 1

12' 10" x 8' 2" (3.91m x 2.49m) Two double glazed windows to front. Radiator. Built-in wardrobes, drawer units and over bed storage.

Bedroom 2

10' 3" x 8' 3" (3.12m x 2.51m) Double glazed window to rear. Radiator.

Bedroom 3

7' 2" x 7' 1" (2.18m x 2.16m) Double glazed window to rear. Radiator.

Bathroom

Suite comprising panel enclosed bath with shower over and glass side screen, low level flush wc and vanity wash hand basin with cupboard under. Tiled splashbacks. Radiator. Obscure double glazed to side.

OUTSIDE

Front Garden

Paved pathway leading to front door with shingle border. Outside light. Pathway leading to gated rear access.

Rear Garden

Laid mainly to lawn with paved patio area and gated access to front.

Parking

The property comes with two allocated parking spaces (numbered 26) and additional visitor spaces are available.

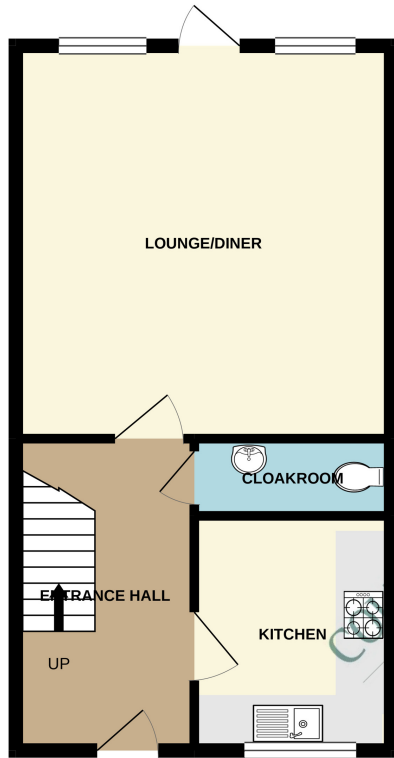
Agent Note:

The vendor advises there is a service charge with this property for the upkeep of the communal/park areas of £10.00 pcm. We would advise any potential purchaser to check this information with their legal representative.

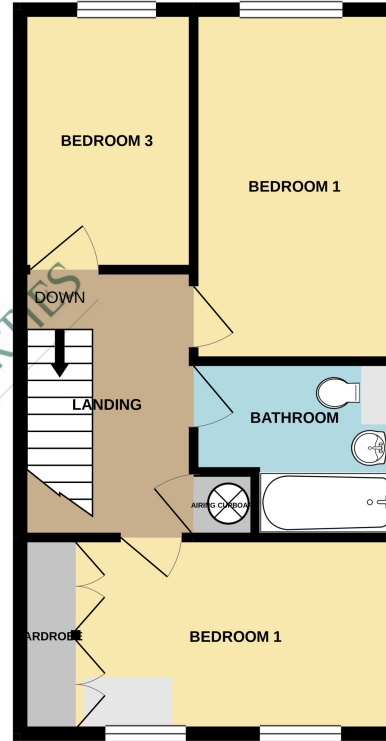
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



GROUND FLOOR
441 sq.ft. (40.9 sq.m.) approx.



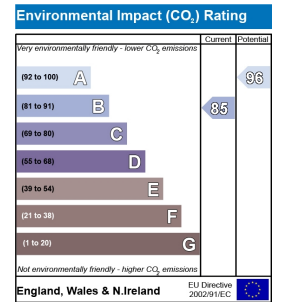
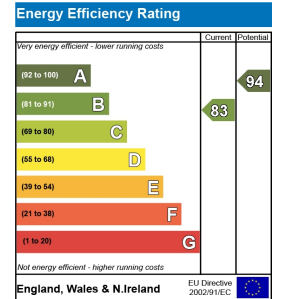
1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



WOODPECKER MEAD

TOTAL FLOOR AREA: 893 sq.ft. (83.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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