



30, Laxton Gardens

Baldock,
Hertfordshire, SG7 6DA

Freehold - Guide Price £495,000

country
properties

A very well presented and significantly extended 3 double bedroom semi detached home in popular residential location! Situated in Laxton Gardens in central Baldock this fantastic home is within walking distance to all local schools and town centre amenities. Benefitting from a single story extension to the front and double storey extension to the rear with some cosmetic 'finishing' yet to be completed, the home now offers unusually spacious accommodation for the age and style of home. With a large kitchen/diner, spacious lounge and cloakroom room on the ground floor and 3 double bedrooms, a shower room and separate bathroom on the first this home would suit a growing family or downsizers alike!

- Significantly extended 3 double bedroom family home
- Central location within walking distance to amenities
- Separate bathroom and shower room on 1st floor
- Ground floor cloakroom
- Off road parking for 2-3 cars
- Council Tax Band C & EPC rating D

Accommodation

Entrance Hallway

Doors to:-

Cloakroom

WC, wash band basin.

Kitchen/Diner

18' 4" x 18' 3" max (5.59m x 5.56m)
Window to the rear aspect, three radiators, patio doors to the rear, range of wall mounted and base level units with work surface over, inset sink with drainer, integral oven with gas hob and extractor over, breakfast bar, space for a large American style fridge/freezer, recess for a washing machine and tumble dryer.

Lounge

20' 10" x 13' 7" (6.35m x 4.14m)
Window to the front aspect, two radiators, electric feature fire, stairs to the first floor.

First Floor

Landing

Loft hatch, doors to :-



Bedroom One

14' 0" x 10' 8" max (4.27m x 3.25m)

Window to the front aspect,
radiator.

Shower Room

5' 7" x 8' 7" max (1.70m x 2.62m)

WC, heated towel rail, wash hand
basin, walk in shower.

Bedroom Two

12' 6" max x 7' 6" (3.81m x 2.29m)

Window to the rear aspect,
radiator, walk in dressing area.

Bedroom Three

12' 4" x 7' 5" (3.76m x 2.26m)

Window to the rear aspect,
radiator.

Bathroom

5' 5" x 6' 0" (1.65m x 1.83m)

Unfitted at present.

External

Rear

South easterly facing rear garden
with patio bbq area leading to
lawn. Approx 30ft x 24ft with gates
access at the side to the front.

Front

Small area of front lawn with
driveway to the side providing off
road parking for 2 - 3 cars, gated
access at side to the rear.

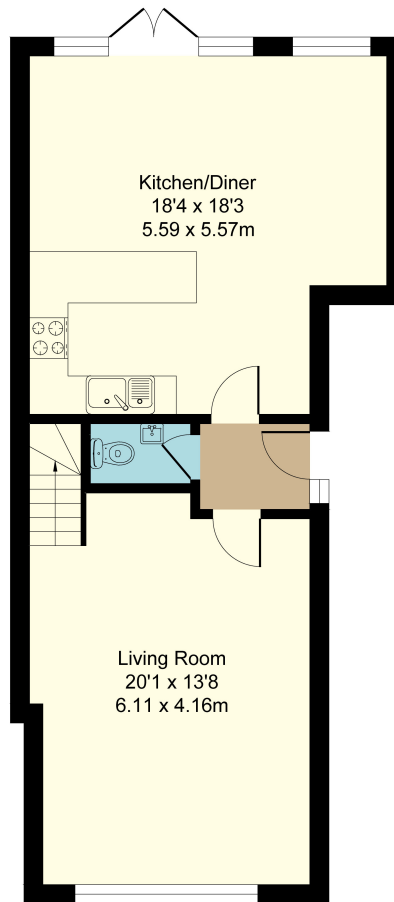




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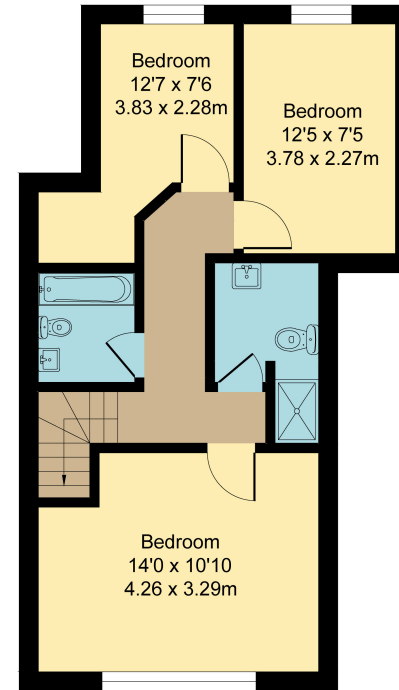
Ground Floor

Area: 61.0 m² ... 657 ft²



First Floor

Area: 46.6 m² ... 502 ft²



Total Area: 107.6 m² ... 1159 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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

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