

BELVOIR!

Belvoir Hitchin

32 Bancroft, Hitchin, SG5 1LA | 01462 433949 | belvoir.co.uk | [@belvoirherts](https://www.instagram.com/belvoirherts)

Lucas Lane, Hitchin, SG5 2JA



Guide Price £875,000

Freehold

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BE SOLD, BE WITH BELVOIR! WONDERFUL SETTING AND GREAT OPPORTUNITY! Belvoir are delighted to market this property. 'Gleniffer' sits on Lucas Lane, mid-way between West Hill and Gaping Lane. A rarely available three bedroom detached family home on Hitchin's desirable western outskirts. Although in need of modernisation, the property already offers generous accommodation and a double plot rear garden. With scope to improve and/or extend (stpp)garage and driveway parking. Belvoir are delighted to offer Gleniffer with no upward chain.

Hitchin is a vibrant market town with superb commuter links by road via the M1 and A1(M) and by rail to London, Cambridge and Peterborough. The historic cobbled square and town centre, with central 13th century church, offer a variety of amenities for the thriving community such as leisure facilities, shops, cafes, restaurants, bars and pubs dating back to medieval times. Schooling in Hitchin boasts a number of 'outstanding' Ofsted ratings.



Ground Floor

Entrance Hall

Laminate flooring, stairs to the first floor.

Living Room

18'2" x 10'8" (5.55 x 3.26)

Sliding patio doors to the rear garden. Window to the front. Open fire with slate hearth. wall lights.

Sitting Room

10'11" x 11'11" (3.33 x 3.64)

Bay window to the front. Gas coal effect fire with wooden surround and slate hearth. Some shelving.

Kitchen

15'10" x 11'11" (4.84 x 3.64)

Range of wall and floor units. Fitted oven, four ring gas hob, grill and extractor. Stainless steel double sink unit with mixer tap. Door into the walk-in pantry. Window to the rear.



Dining Area

9'4" x 7'2" (2.87 x 2.19)

Window to the side.

Utility

4'0" x 7'2" (1.23 x 2.19)

Window to the side. wall mounted Ideal gas central heating boiler. Door to the garden.

Shower Room

5'7" x 6'2" (1.711 x 1.89)

Shower cubicle, low level w.c., wash hand basin. Window to the rear. Some wall tiling.

First Floor

Landing

Window to the rear. Access into the loft space.



Main Bedroom

11'3" x 11'4" (3.45 x 3.46)

Bay window to the front. Wardrobe.

Bedroom Two

10'5" x 10'9" (3.19 x 3.28)

Window to the rear. Storage cupboard.

Bedroom Three

6'11" x 14'6" (2.11 x 4.43)

Window to the front and the side.

Bathroom

7'2" x 8'8" (2.20 x 2.65)

Suite comprising bath, wash hand basin, bidet. Airing cupboard, heated towel rail. Window to the rear.

WC

Low level w.c. Window to the side.

Outside

Garage

Metal up and over door. Personal door to the rear.

To the Front

Driveway parking for several vehicles. Hedging and fencing to the boundaries. Lawn, established flower and shrubs.



Rear Garden

Large garden with many established trees, shrubs and flower beds. Extensive lawned area, fencing to the boundaries. Paved patio area adjoining the property, with steps down to the lawn.

Agents Note

Council Tax Band: F - North Hertfordshire District Council
EPC Rating: E

Disclaimer

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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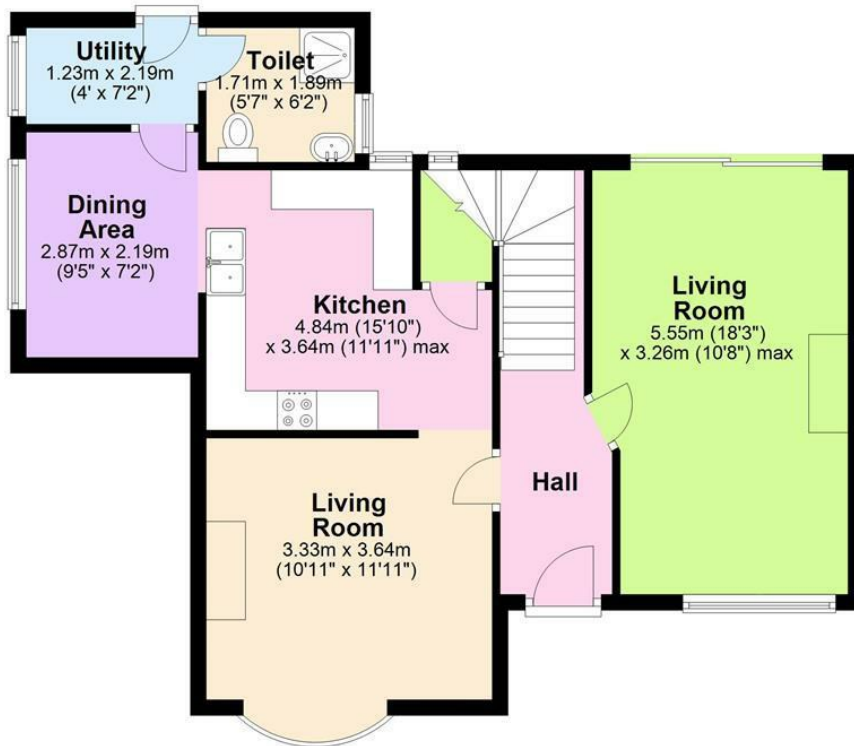
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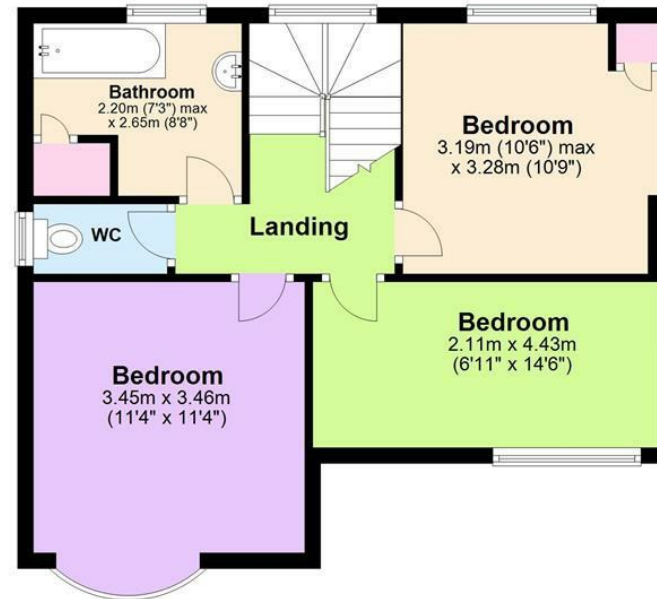
Ground Floor

Approx. 62.3 sq. metres (670.5 sq. feet)



First Floor

Approx. 47.9 sq. metres (516.0 sq. feet)



Total area: approx. 110.2 sq. metres (1186.5 sq. feet)

Disclaimer: These Floor Plans are for illustrative purposes only. Measurements and areas shown are approximate. These plans will not show the correct wall thicknesses, especially in older properties. We will aim to provide plans that are accurate and correctly represent the rooms within the property. We do not, however, provide any guarantees, warranty or representation as to the total accuracy and completeness of the floor plan. Anyone relying on the information provided in the property details (and floor plans) should conduct a careful, independent investigation of the property to determine the suitability of the property for their requirements
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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Council Tax Band: E