



# Waingate

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Levens Green, Old Hall Green  
Nr Ware SG11 1HD  
Price Guide £780,000



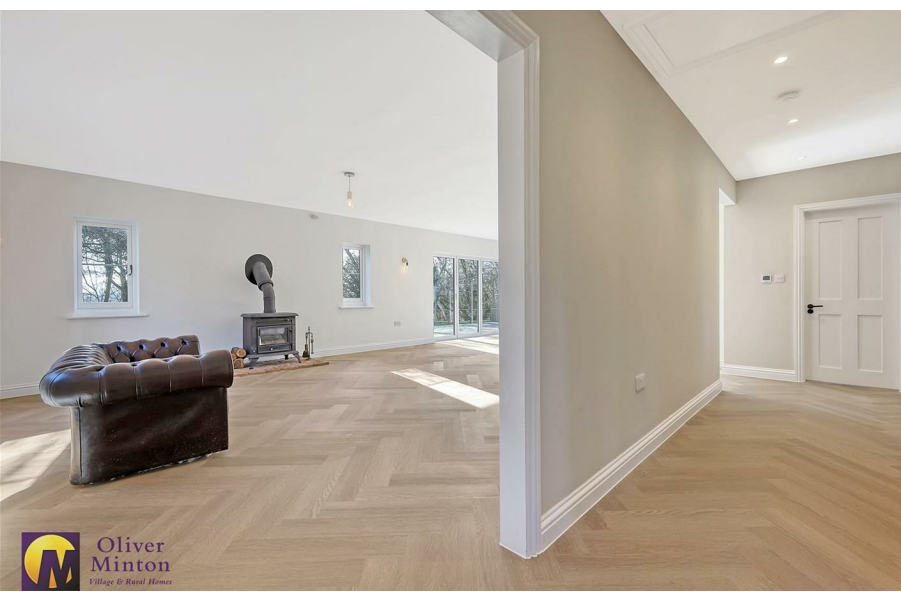
**Oliver  
Minton**  
*Sales & Lettings*

# Waingate, Nr Ware



Oliver Minton Village & Rural Homes are delighted to offer for sale this individual 2 bedroom detached bungalow on a superb plot of just under half an acre in a highly desirable semi-rural location in the quiet village of Levens Green, just a few minutes drive off the A10 and close to St Edmund's College. The property has recently been renovated throughout including redecoration, new flooring with underfloor heating throughout, new double glazed windows, new high specification fitted kitchen/breakfast room and luxury bathroom. Planning permission is granted to extend the property further into a 2368 sq ft 2-storey 4 bedroom detached family house. Plans are available for inspection.





## PLANNING PERMISSION and POTENTIAL

Planning permission was granted in September 2019 (application ref: 3/19/1510/HH) for 'Single storey rear extension and raising of roof, to create a new first floor'. Ground floor extension works that have been done to date, secure permission from expiring and permitted development rights are also still available on the property. Initial work on expanding the property has been completed including completion of the ground floor extension ready for future first floor works. All work has been done with the first floor extension in mind, including beam sizes, foundation depths etc, all sized accordingly ready to receive the first floor. East Herts Building Control certification of work is available including inspection records. Full sets of construction drawings are available and the extension could easily be carried out without disturbance to ground floor finishes.

## 21'10 HALLWAY

Front door with double glazed inserts. Large access hatch to loft space with strengthening steels already installed for potential future first floor development. Inset ceiling lights. Archway opening to Kitchen.



## SUPERB OPEN-PLAN LIVING ROOM

33'0 x 17'8 (10.06m x 5.38m)

A fantastic triple aspect room with uPVC double glazed windows to front and side and two sets of wide double glazed bi-fold doors to patio area. Inset ceiling lights and wall lights. Fitted bar area with storage cupboards, work surfaces, integrated 'Caple' wine cooler and 'Miele' plate warmer. Two wide doorway openings from hallway.

## NEWLY FITTED KITCHEN/BREAKFAST ROOM

18'0 x 11'2 (5.49m x 3.40m)

Attractive range of fitted soft-closing wall, base, carousel and drawer units with granite quartz work surfaces incorporating 'Franke' double bowl sink unit. Fitted breakfast bar peninsular. Integrated 'Siemens' dishwasher, 'Miele' electric double ovens, recess with large built-in 'Fisher & Paykel' fridge/freezer. Integrated 5-ring electric induction hob with extractor hood above. Double glazed side access door to garden.



## LUXURY BATHROOM

11'3 x 6'5 (3.43m x 1.96m)

Contemporary white suite comprising bath with glazed shower screen and fitted 'rain' shower above. WC with concealed cistern and wash hand basin. Inset ceiling lights. Extractor fan.

## BEDROOM ONE

13'3 x 9'5 (4.04m x 2.87m)

Dual aspect uPVC double glazed windows to front and side.

## BEDROOM TWO

uPVC double glazed window to side. Inset ceiling lights. Double doors to built-in airing cupboard housing hot water cylinder, pump, water softener, fuse box and underfloor heating controls. (This is where the staircase provision would be if the first floor is developed.)

## OUTSIDE





### **SUPERB PLOT**

The bungalow is superbly appointed within this large plot which extends to nearly half an acre and backs on to countryside. A five bar gate gives access to a large driveway with extensive parking and provision for boat, motorhome etc. There is a large raised patio area to the rear and side enjoying lovely rural views. Greenhouse.

### **DOUBLE GARAGE**

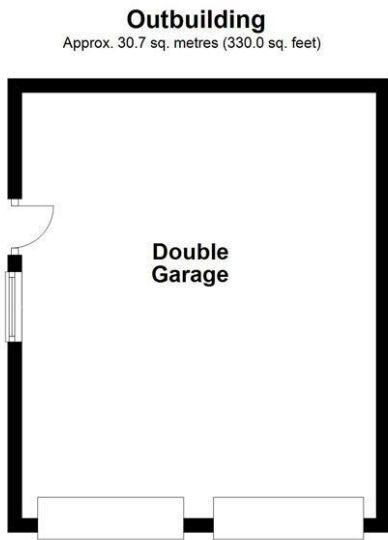
With adjoining car port. Twin up and over doors.

### **AGENTS NOTE**

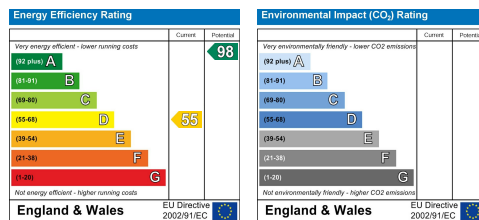
SERVICES - There is an oil fired external boiler and underfloor heating throughout. Cavity, floor and loft insulation. Mains water. Foul drainage to septic tank.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/>

**Ground Floor**  
Approx. 113.6 sq. metres (1222.3 sq. feet)



Total area: approx. 144.2 sq. metres (1552.2 sq. feet)  
**Waingate**



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