



Elbow Lane, Longmeadow, Stevenage, SG2 8LN

SPACIOUS and MODERNISED Three Bedroom END OF TERRACED FAMILY HOME situated in Longmeadow very close to Shephalbury Park and Longmeadow School. Features include, FITTED KITCHEN/BREAKFAST ROOM, Lounge Area, Entrance Hallway, THREE SPACIOUS BEDROOMS, REFITTED BATHROOM, Large Rear Garden with DELIGHTFUL DECKING AREA.

Price £350,000

Elbow Lane, Longmeadow, Stevenage, SG2 8LN

- Three Bedroom End of Terraced Family Home
- Fitted Kitchen/Breakfast Room
- Entrance Hallway
- Re-Fitted Bathroom
- Delightful Decking Area
- Situated in Longmeadow very close to Shephalbury Park and Longmeadow School
- Lounge Area
- Three Spacious Bedrooms
- Large Rear Garden
- Viewing Highly Suggested

Entrance Hallway

12'1" x 10'2" (3.68m x 3.10m)

Double Glazed Door to Front Aspect Double Glazed Window to Side Aspect, Stairs to 1st Floor Landing, Meter Cupboard with Gas and Electric Meters, Carpeted.

Kitchen/Breakfast Room

12'0" x 9'6" (3.66m x 2.90m)

Tiled Flooring, Double Glazed Window to Rear Aspect, Double Glazed Door to Rear Aspect, Roll Top Work Surfaces, Space for Fridge/Freezer, Washing Machine, and Dishwasher, Under stairs Cupboard, Spot Lighting, Ceramic Sink and Mixer Tap, Integrated Halogen Hob and Oven with Stainless Steel Extractor, Tiled Splash Back.

Lounge Area

17'9" x 11'4" (5.41m x 3.45m)

Sliding Doors to Rear Aspect, Coved Ceiling, T.V Point, Electric Fire Place with Marble Surround and Wooden Mantle, Double Panel Radiator, Stainless Steel Sockets and Switches,

Landing

Doors to all rooms, Loft Access, Storage Cupboard, Smoke Alarm.

Bedroom One

9'8" x 11'2" (2.95 x 3.40)

Carpeted, Single Panel Radiator, Double Glazed Window to Front Aspect, Over Stairs Cupboard.

Bedroom Two

12'9" x 9'11" (3.89 x 3.02)

Large Over Stairs Cupboard, Double Glazed Window to Front Aspect, Single Panel Radiator, T.V Point.

Bedroom Three

8'9" x 8'5" (2.67 x 2.57)

Single Panel Radiator, Storage Cupboard, Double Glazed Window to Rear Aspect.

Re Fitted Bathroom in 2022

6'1" x 5'8" (1.85m x 1.73m)

Low Level W.C, Tiled Flooring, Bath and Mixer Tap, Wash Basin with Tiled Splash Back, Fully Tiled Surround, Shower Cubicle with Mains Rainfall Shower, Double Glazed Window to Rear Aspect, LED Spot Lighting, Heated Towel Rail.

Large Rear Garden with Excellent Decking Area

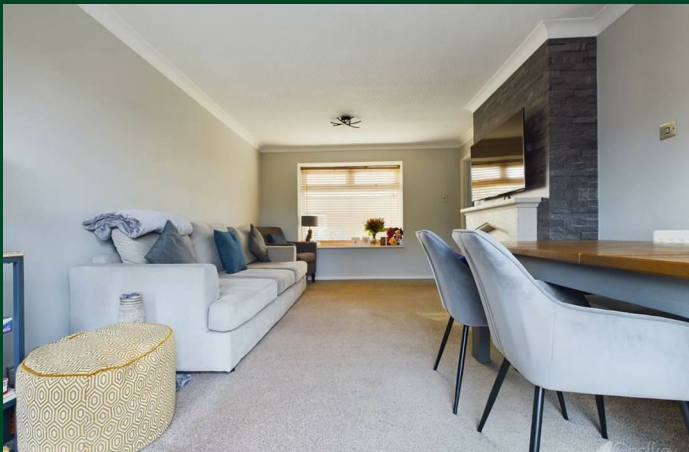
Exceptionally Large Rear Garden which is Mainly Laid to Lawn, Timber Fencing, Patio Area, Outside Tap, Side Gated Access leading to Front, Wooden Shed, Raised Decking Area which is ideal for barbeques and entertaining.

Front Garden

Used for a Driveway for 1 Car which is not officially on the title, Partly Laid to Lawn.

Local Information

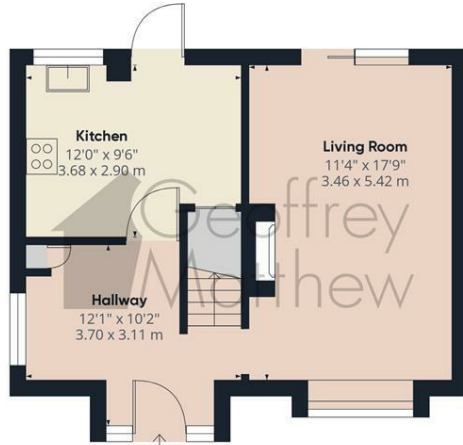
This Property is located in Longmeadow which is situated on southern side of Stevenage, the property is a short distance from Longmeadow Primary School, and the Oaks Cross Shopping Complex offering an array of Shopping Options. There are also good bus links to Stevenage Town Centre, and Shephalbury Park is only a short walk from the property.



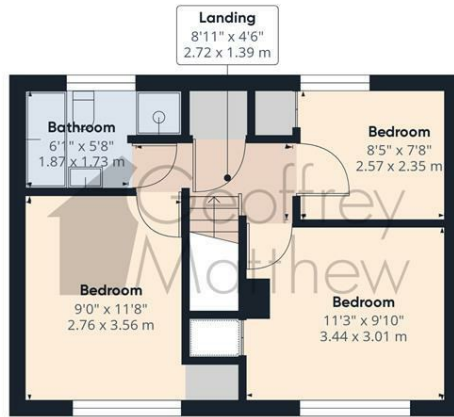




Floor Plan



Floor 0



Floor 1

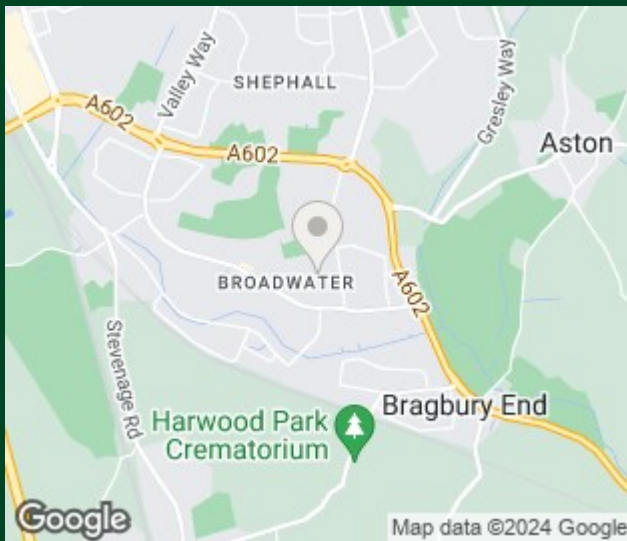


Approximate total area^m
814.51 ft²
75.67 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360



Council Tax Details

Band: C

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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