



ASHTONS LANE, BALDOCK

Asking Price Of £525,000

Three Bedrooms

Freehold



SEMI-DETACHED HOUSE

DOWNSTAIRS WC

CHAIN FREE

GOOD COMMUTER LINKS

GARAGE AND DRIVEWAY

LARGE REAR GARDEN

CLOSE TO LOCAL SCHOOLS

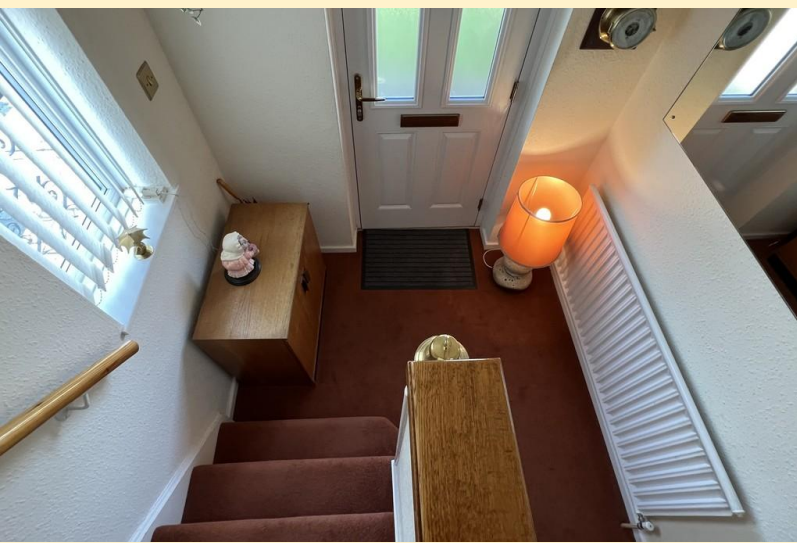
SCOPE FOR EXTENSION

COUNCIL TAX BAND E

01664 566258

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Offered with no upward chain this three bedroom semi-detached property requiring some updating throughout is situated on the outskirts of Baldock in this convenient and popular location. Baldock station offers access to London & Cambridge. Suitable for commuting via the A1(M) and also easy access to A507 and A505. The picturesque historic market town of Baldock enjoys a wealth of amenities and a choice of highly regarded schools.

Having spacious accommodation throughout comprising of; entrance hall, lounge, dining room, kitchen, utility room and WC to the ground floor. Three bedrooms and a family bathroom to the first floor. Outside the property benefits from ample off road parking, detached garage and a large rear garden. Opportunity to extend subject to planning.

ENTRANCE HALL Entering into the entrance hall having stairs rising to the first floor, radiator and carpet flooring.

LOUNGE 11' 11" x 14' 1" (3.65m x 4.3m) Having a bay window to the front aspect, radiator, electric fire and carpet flooring continuing through to the dining room.

DINING ROOM 10' 11" x 11' 2" (3.33m x 3.42m) Having patio doors to the rear garden making a great dining space, two radiators and door through to the kitchen.

KITCHEN 7' 4" x 10' 5" (2.26m x 3.18m) Fitted with a range of high gloss wall, base and drawer units, square edge work surfaces, stainless steel sink and double drainer unit, eye level double oven and electric hob. Window to the side aspect, walk-in larder, Worcester central heating boiler, tiled flooring and door through to the utility room.

UTILITY ROOM / WC 5' 2" x 9' 0" (1.6m x 2.75m) Obscure glazed window, door to the WC and an external door to the garden.

LANDING Taking the stairs from the entrance hall to the first floor having access to the half boarded large loft space with lighting, window to the side aspect, carpet flooring and doors off to;

MASTER BEDROOM 13' 11" x 11' 11" (4.25m x 3.65m) Having a walk-in bay window to the front aspect, radiator, fitted slide wardrobes and carpet flooring.

BEDROOM TWO 11' 2" x 10' 11" (3.42m x 3.33m) Having a window to the rear aspect, radiator, built-in wardrobe and carpet flooring.

BEDROOM THREE 8' 1" x 6' 4" (2.48m x 1.95m) Having a window to the front aspect, radiator, over stairs cupboard and carpet flooring.

BATHROOM 7' 10" x 7' 4" (2.4m x 2.26m) Comprising of a tiled bath, pedestal wash hand basin and a low flush WC. Obscure glazed window, airing cupboard radiator, part tiled walls and carpet flooring.

FRONT GARDEN Dwarf wall to the boundary with double gates giving access to the block paved driveway providing ample off road parking. Formal lawn with shrub borders, double gates to the rear garden.

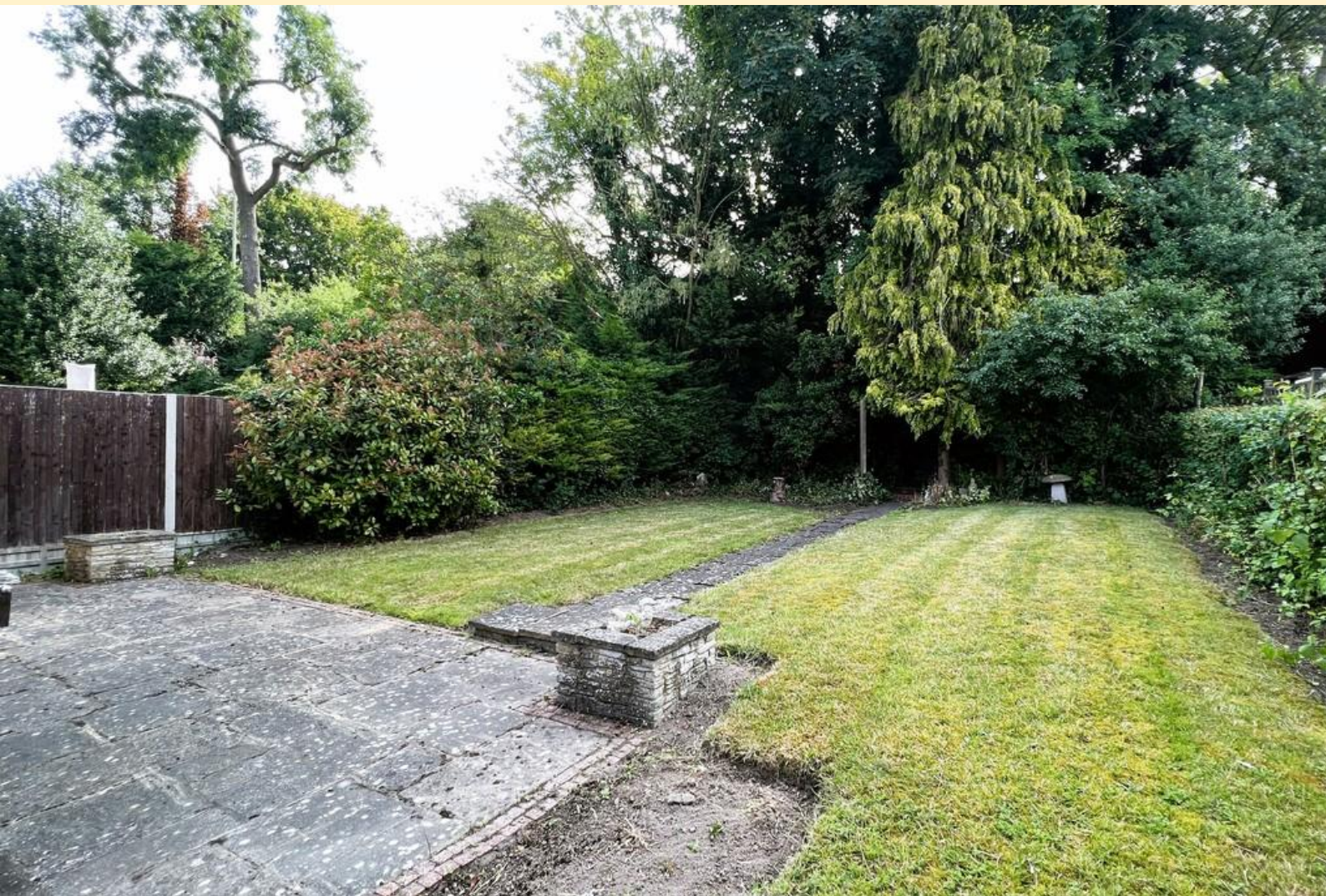
REAR GARDEN West facing generous rear garden having a patio area adjacent to the property, garden tap, coal/log store, formal lawn with a paved pathway leading through mature trees to the garden shed. Mature shrubs and hedging secures the boundary.

GARAGE 19' 3" x 8' 5" (5.89m x 2.57m) Having an up and over door, power and light connected, personnel door to the side.

AGENTS NOTE Please note that any services, heating, systems or appliances have not been tested by Middleton's, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

PERSONAL INTEREST In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a relative of a member of staff within Middletons Estate Agents.







Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258
Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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THE PROPERTY OMBUDSMAN
Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.