



**Connells**

Ingleside Drive  
Easy Reach Of Lister Hospital Stevenage

# Ingleside Drive Easy Reach Of Lister Hospital Stevenage SG1 4RP

for sale offers over  
**£425,000**



## Property Description

A rarely available three bedroom semi detached home, ideally located in a popular residential area & boasting spacious living accommodation throughout. The property is within easy reach of Lister Hospital, local amenities include a Sainsbury's superstore, that can be accessed via the estate down some steps. The A1M serving the north & south is a short drive away, and the Saint John Henry secondary Catholic school with academy status is nearby.

The property benefits from a long driveway to the front & side which leads to a detached garage with gated access. There is a modern fitted kitchen, spacious living room, separate dining area, modern family shower room, gas radiator heating & double glazing throughout.

**NO ONWARD CHAIN & IMMEDIATE VIEWING HIGHLY RECOMMENDED**

**AGENTS NOTE - 'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved**

## Double Glazed Front Door To

### Entrance Hall

Stairs rising to the first floor, double doors opening to

### Lounge

13' 3" x 12' 3" ( 4.04m x 3.73m )

Double glazed feature bow bay window to front, fitted fireplace, radiator, built in cupboard downstairs, opens through to

### Dining Room

10' 10" x 7' 11" ( 3.30m x 2.41m )

Radiator, Double glazed sliding patio doors to rear garden, doorway to

### Modern Fitted Kitchen

10' 10" x 7' 5" ( 3.30m x 2.26m )

Full range of fitted floor & wall mounted storage units with drawers & work surfaces over, built in oven & hob with hood over, partly tiled walls, cupboard housing wall mounted gas boiler, Double glazed window to side & Double glazed door to rear garden

### First Floor Landing

Double glazed window to side, doors to bedrooms & family shower room

### Main Double Bedroom

14' 1" x 8' 8" ( 4.29m x 2.64m )

Radiator, fitted wardrobes, Double glazed window to front

## Second Double Bedroom

9' 1" x 8' 8" ( 2.77m x 2.64m )

Radiator, fitted wardrobes, Double glazed window to rear

## Third Bedroom

9' 3" x 6' 8" ( 2.82m x 2.03m )

Built in cupboard, radiator, Double glazed window to front

## Family Shower Room

Modern 3 piece suite which comprises wash hand basin, WC, double walk in tiled shower enclosure with fitted shower & seat, tiled walls, Double glazed window to rear

## Outside

### Front Garden

Partly laid to lawn

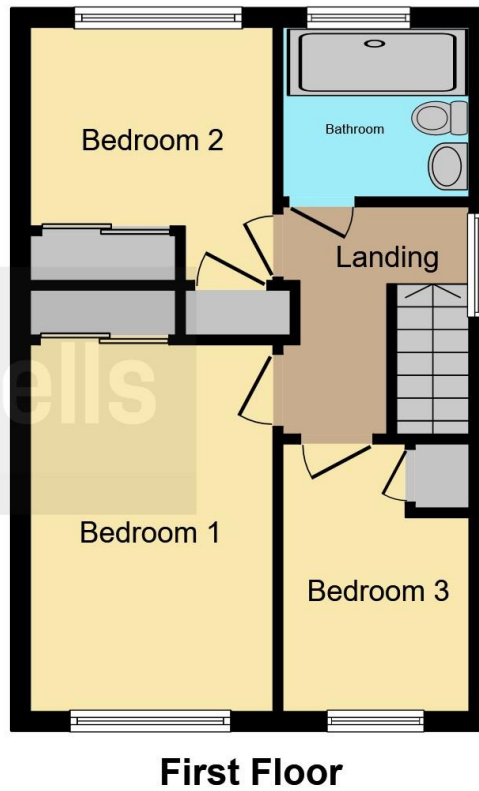
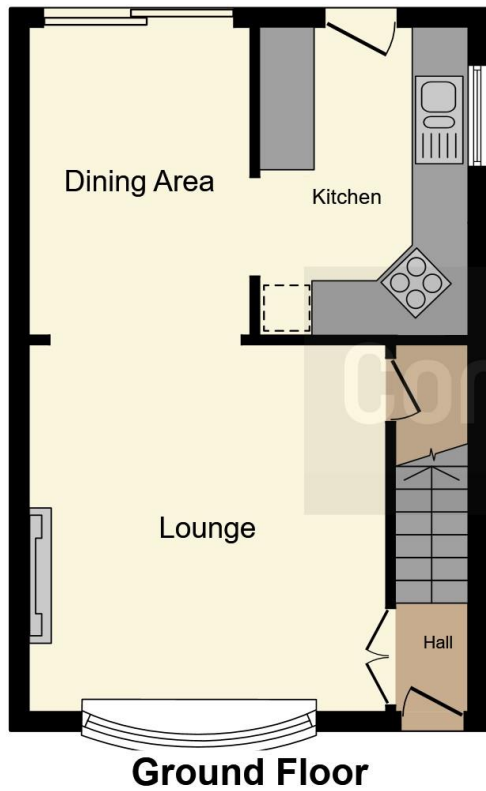
### Rear Garden

Neat enclosed rear garden which is not overlooked at the back, mainly laid to lawn with paved patio area, flower & shrub borders with side gated access

## Driveway & Detached Garage

Long block paved driveway runs from the front down the side and leads to the detached garage with light & power





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01438 318 080**  
**E [stevenage@connells.co.uk](mailto:stevenage@connells.co.uk)**

8 Market Place  
 STEVENAGE SG1 1DB

**EPC Rating: Awaited**

**view this property online [connells.co.uk/Property/STV311618](http://connells.co.uk/Property/STV311618)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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