



Connells

Gaping Lane
Hitchin



Property Description

A stunning three bedroom family home presented beautifully throughout and situated close to the highly regarded Samuel Lucas School. The accommodation is well proportioned and is arranged over three floors with the highlight being a stunning open plan living area. Externally is a fabulous private rear garden and off-street parking.

This property is situated in West Hitchin and as such offers fabulous views and great access to both the Town Centre and railway station.

Ground Floor

Lounge

12' 4" max x 12' 4" max (3.76m max x 3.76m max)

Double glazed door and window above to front, small double glazed bay window to front aspect, spotlights, oak wood floor and underfloor heating.

Dining Room

11' 8" x 11' 7" (3.56m x 3.53m)

Open plan, base units with storage to side, stairs leading to first floor, spotlights, hanging lights, oak wood flooring and under floor heating.

Kitchen

Irregular Shaped Room 14' 3" x 9' 11" (4.34m x 3.02m)

Open plan, fully fitted kitchen with range of wall and base units, work surfaces with blue tiled splashbacks, integrated appliances, cupboard housing boiler, spotlights, two skylights and one large skylight to the rear. Underfloor heating.

First Floor

Landing

Fitted carpet on stairs, access to Bedroom One, Bedroom Two and the bathroom. Stairs leading to second floor.

Bedroom Two

13' 6" x 6' 3" (4.11m x 1.91m)

Double glazed window, fitted carpet and radiator.

Bedroom Three

Irregular Shaped Room 17' max x 10' max (5.18m max x 3.05m)

Double glazed window to side aspect, fitted carpet, spotlights, one skylight and radiator to side.

Bathroom

Double glazed frosted window to side aspect, wash hand basin with mixer tap, panelled bath with shower over, WC, partly tiled, spotlights and heated towel rail.

Second Floor

Bedroom One

12' 7" x 12' 2" (3.84m x 3.71m)

Dual aspect double glazed window to side and front aspect, fitted carpet, space for wardrobes to side, spotlights and radiator to front.

En Suite

Wash hand basin with mixer tap, WC, tiled floor and extractor fan.

Outside

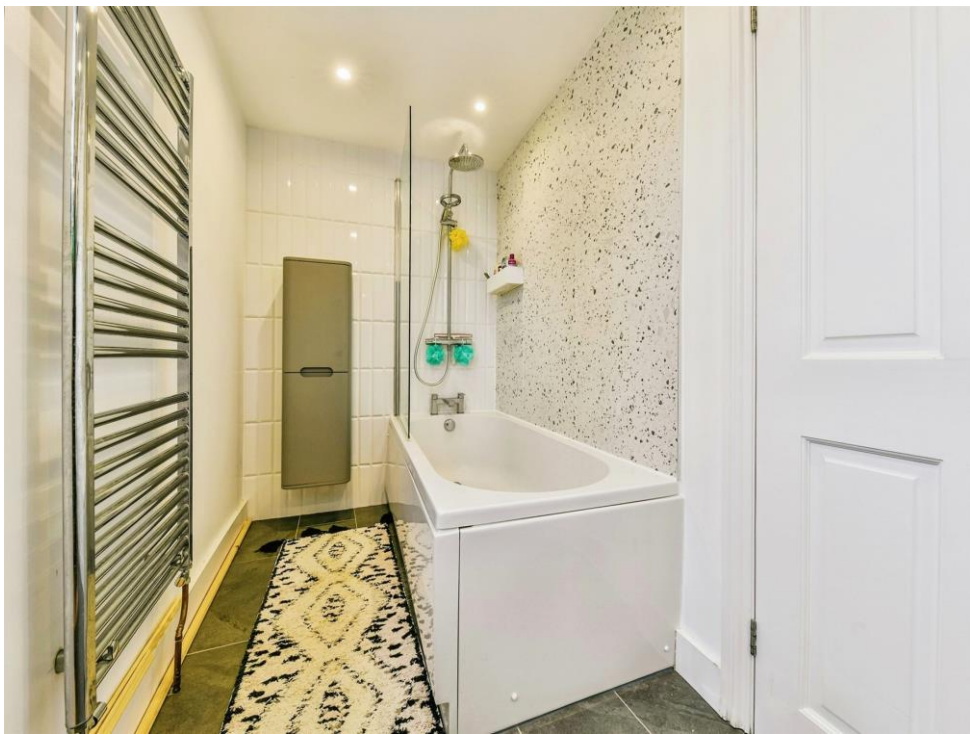
Rear Garden

Patio, lawn, access to rear, shed and outside tap.

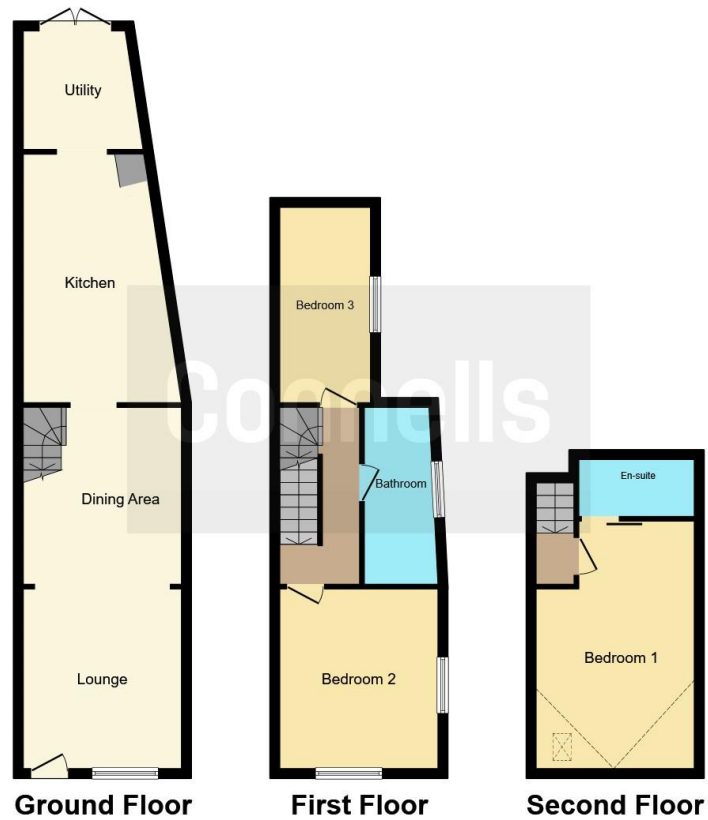
Parking

Off-road parking with one space to rear.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: D

view this property online connells.co.uk/Property/HIT307419

Tenure: Freehold



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