



Connells

Commons Lane
Kimpton HITCHIN

Commons Lane Kimpton HITCHIN SG4 8QG

for sale
£475,000



Property Description

A beautifully presented 3-bedroom semi-detached family home situated in a sought-after location in the popular village of Kimpton. The property offers a porch entrance, entrance hallway, large 19ft kitchen and dining room, lounge and cloakroom. On the first floor we have 3 good sized bedrooms and a family bathroom. To the front of the property there is ample driveway parking, to the rear is a large rear secluded garden. Offered on a chain free basis.

Porch

3' 5" x 4' 2" (1.04m x 1.27m)

Partially glazed door to entrance hall.

Entrance Hall

10' 2" x 5' 10" (3.10m x 1.78m)

Generous entrance hall with stairs ascending to first floor.

Lounge

12' 8" x 12' 3" (3.86m x 3.73m)

Generous sized lounge with windows to front with a feature fireplace and a radiator.

Kitchen & Dining Room

19' 10" x 10' 5" (6.05m x 3.17m)

Light and airy dual aspect kitchen and dining room consisting of a range of eye level and base units with contrasting worksurfaces and splash back. Benefits from an integrated oven, hob and extractor, washing machine and a fridge freezer.

Cloakroom

4' 10" narrowing to x 2' 2" (1.47m narrowing to x 0.66m)

Cloakroom offer a window to side with suite consisting of a hand wash basin, WC and a radiator.

First Floor

Bedroom 1

12' 6" x 11' 7" (3.81m x 3.53m)

Good sized double bedroom with windows overlooking the front of the property, built in wardrobe and a radiator.

Bedroom 2

12' 7" x 9' 8" (3.84m x 2.95m)

Another good-sized double bedroom with windows overlooking rear garden, built in wardrobes and a radiator.

Bedroom 3

8' 7" x 8' (2.62m x 2.44m)

Generous single bedroom with built in cupboard and a radiator.

Family Bathroom

Fully tiled bathroom with window to side and consisting of a panel bath with overhead shower, hand wash basin, heated towel rail and a WC.

Outside

Generous secluded rear garden mainly laid to lawn with a vegetable patch and patio ideal for entertaining. There is a further outbuilding which contains light and 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

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EPC Rating: Awaited

Tenure: Freehold

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