



Dog Kennel Lane, Royston, SG8 7AB



welcome to

Dog Kennel Lane, Royston

Situated within Royston town centre, an extremely attractive mews style two-bedroom semi-detached family home that is well-presented throughout and within few minutes level walking distance of Royston railway station. The property has the benefit of parking to the front, attractive courtyard garden.



Door To Entrance Hall

Part glazed door to entrance hall, double radiator, stairs off to first floor landing.

Lounge/Diner

16' 6" max x 11' 6" max (5.03m max x 3.51m max)

Feature fireplace with wood burning stove, hearth, surround and mantle over, double glazed windows to front and side, radiator, coving.

Kitchen/Breakfast Room.

13' 6" x 10' 2" (4.11m x 3.10m)

Lovely dual aspect kitchen/breakfast room with built in oven and hob with extractor over, one and half bowl sink with mixer taps, work surface surrounds, generous range of base and wall units, wall tiling, windows to rear and side, casement door to rear garden, double radiator, cupboard housing gas boiler for central heating and domestic hot water, door to utility room.

Utility Room

Stainless steel sink with work surface surrounds, range of base units, space and plumbing for automatic washing machine and for tumble dryer, understairs cupboard, window to rear.

First Floor Landing

Built in cupboard, hatch to loft.

Bedroom 1

13' 5" max x 10' max (4.09m max x 3.05m max)

Radiator, window to rear, ceiling coving, door to ensuite.

Ensuite/Shower Room

Suite comprising shower cubicle, low flush w/c, wash hand basin, radiator, wall tiling, window to rear.

Bedroom 2

10' 8" x 10' 1" (3.25m x 3.07m)

Radiator, window to front.

Family Bathroom

Suite comprising bath with telephone style shower attachment over, low flush w/c, wash hand basin, wall tiling, radiator, window to side.

Outside

The property benefits from car parking/hard standing to the front, side pedestrian access to attractive enclosed courtyard rear garden.

Rear Garden

Secluded rear garden with paved patio leading to lawned area with a variety of trees and shrubs, with a wooden shed to one corner of the garden.



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welcome to

Dog Kennel Lane, Royston

- Attractive semi-detached two-bedroom mews style family home.
- Town centre location.
- Private courtyard development.
- Gas fired central heating.
- Car parking to front.

Tenure: Freehold EPC Rating: C

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109591 - 0005

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