

Church Lane, Stevenage, Hertfordshire, SG1 3QS.  
Offers In Excess Of £425,000

**H&M**  
sales and lettings





## ***Church Lane, Old Stevenage, Hertfordshire, SG1 3QS.***

### ***Council Tax Band: D***

A beautiful character property situated in the historic old town and walking distance of the mainline train station. The property offers both a refitted kitchen with a range of built in appliances along with a refitted bathroom suite, lounge with feature fireplace and sun room. The characterful Old Town is within walking distance and has an array of restaurants, bars, pubs and independently owned shops and has easy access to the A1M and Stevenage train station.

#### **Entrance Hall**

11'0 x 5'3 (3.35m x 1.60m)

Accessed by a timber and glazed front door, stairs leading to the first floor, vertical mounted radiator, inset spotlights, double glazed window to the front aspect.

#### **Lounge**

12'9 x 10'1 (3.89m x 3.07m)

Double glazed window to the front aspect with fitted plantation blinds, feature ornate fireplace with inset 'Minton' style tiles.

#### **Kitchen**

16'3 x 12'0 (4.95m x 3.66m)

Fitted with a range of base and wall mounted units, range of fitted appliances to include integrated fridge/freezer, electric hob, oven, microwave and an angled chimney cooker hood. Plumbed for a washing machine and built in dishwasher, contrasting worktops with breakfast bar area, inset spotlights and stainless steel sink with mixer taps over. Double glazed windows to the rear and side aspect, timber doors to the side and rear which leads to a small double glazed porch area, tiled flooring, small snug area.

#### **Sun Room**

10'0 x 8'3 & 6'11 x 3'0 (3.05m x 2.51m & 2.11m x 0.91m)

Made of dwarf wall and double glazed construction with a double glazed side door leading to the rear garden.

#### **Landing**

6'11 x 2'8 (2.11m x 0.81m)

Doors to all rooms, loft access, inset spotlights.

#### **Bedroom One**

12'3 x 10'11 (3.73m x 3.33m)

Double glazed windows to the side and front with fitted plantation blinds, built in wardrobe, radiator.

#### **Bedroom Two**

12'3 x 8'10 (3.73m x 2.69m)

Double glazed windows to the side and rear aspect, range of fitted wardrobes and cupboards, radiator.

#### **Bathroom**

8'11 x 5'9 (2.72m x 1.75m)

Refitted suite with counter top wash hand basin and vanity cupboard under, cistern enclosed low level WC, walk in shower with wall inset controls, rainfall shower head and separate handset, tiled splashbacks, vertical mounted grey heated towel rail, inset spotlights, double glazed opaque window to the rear aspect.

#### **Outhouse(One)**

9'8 x 9'6 (2.95m x 2.90m)

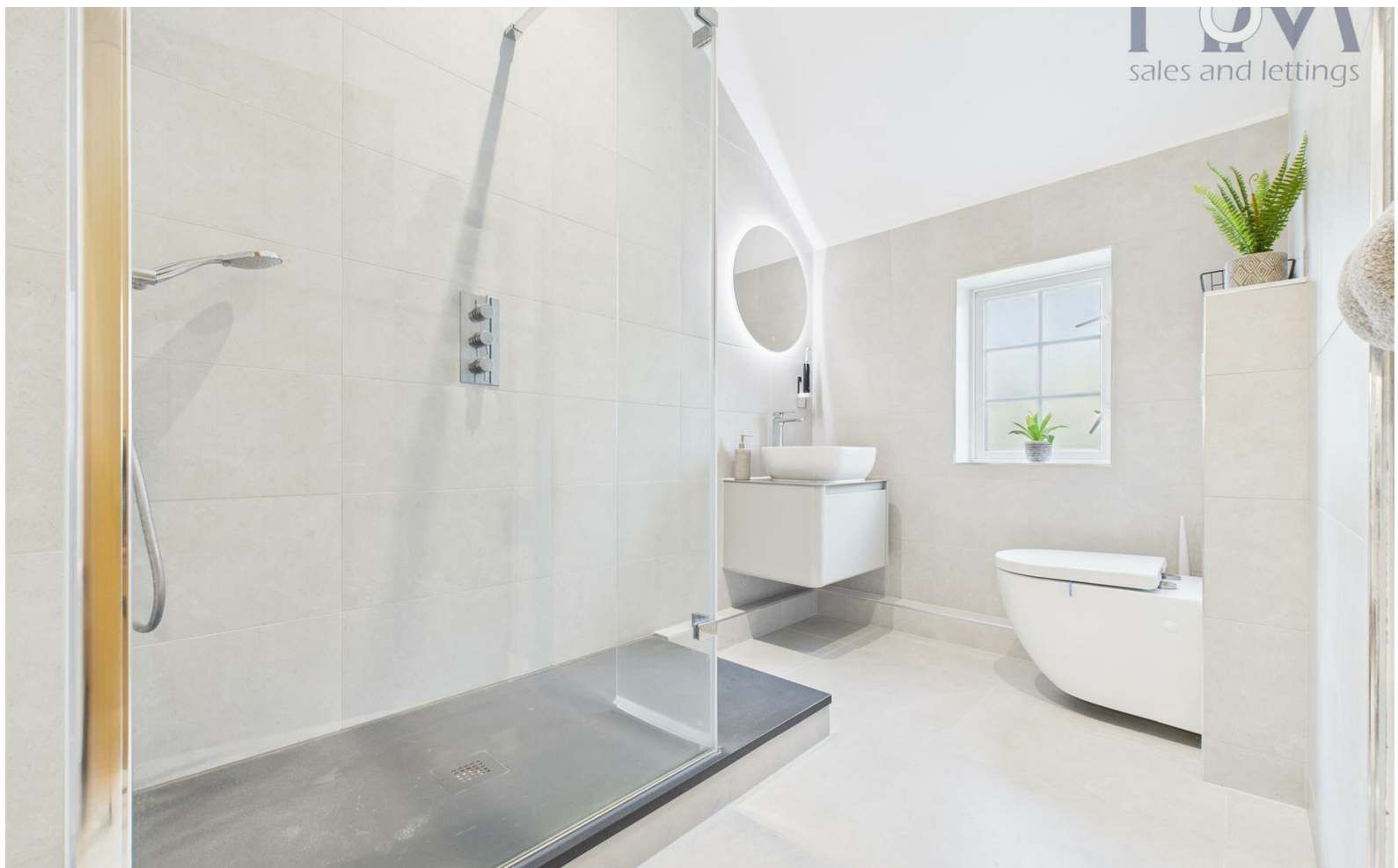
#### **Outhouse(Two)**

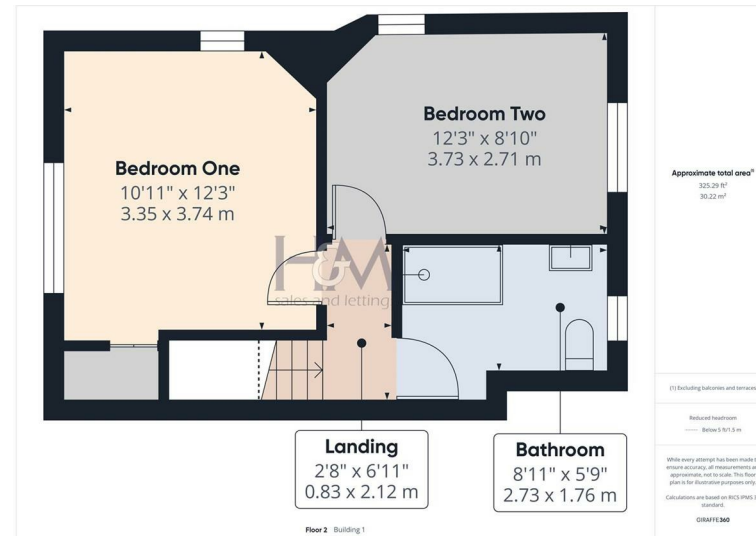
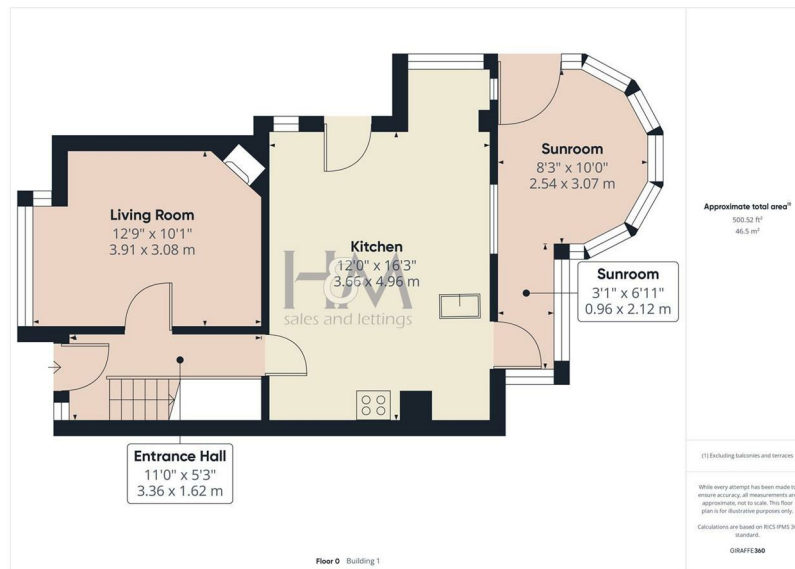
9'5 x 6'4 (2.87m x 1.93m)

#### **Rear Garden**

Laid to lawn with block paved bath to the rear leading to the outhouses, side gate leading to the front, timber fencing.







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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>57</b>	<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC