

shepherds

A better home  
moving experience



## 49 Lodge Close

Bengeo, SG14 3DH

Price Guide £675,000





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Front door into:

## Entrance Porch:

UPVC double glazed windows to side, tiled flooring and door into:

## Living Room:

16'0 x 14'6 (4.88m x 4.42m)

UPVC double glazed window to front, radiator, coving, feature fireplace with inset gas fire, door to inner hallway and double opening into:

## Dining Room:

14'10 x 11'2 (4.52m x 3.40m)

UPVC double glazed window to rear, radiator, coving and door to:

## Kitchen/Breakfast Room:

15'1 x 13'7 (4.60m x 4.14m)

UPVC double glazed window to rear and door to outside, wood flooring, fitted with an extensive range of modern base and wall units with contrasting work surfaces over incorporating twin stainless steel sink unit with single drainer and mixer tap, wall mounted gas boiler, appliance spaces for washing machine, dishwasher and fridge freezer, built in Miele oven with separate Miele five ring hob and stainless steel extractor hood over, radiator, recessed spot lights, coving and door to:

## Inner Hallway:

Stairs to first floor with cupboard under and door to:

## Cloakroom:

Opaque UPVC double glazed window to side, radiator, extensively tiled walls, tiled flooring, concealed cistern WC and wall mounted wash hand basin with mixer tap.

## First Floor Landing:

Coving, access to loft space with pull down ladder and light connected with partial boarding, airing cupboard housing hot water cylinder. Doors to:

## Bedroom One:

15'2 x 11'5 (4.62m x 3.48m)

UPVC double glazed window to front, radiator, coving, built in wardrobes with additional built in drawer unit.

## Bedroom Two:

12'0 x 10'4 (3.66m x 3.15m)

UPVC double glazed window to rear, radiator, coving and built in wardrobes.

## Bedroom Three:

9'7 x 8'11 (2.92m x 2.72m)

UPVC double glazed window to front, radiator, coving, built in wardrobes and overhead cupboards.

## Bedroom Four:

7'11 x 7'5 (2.41m x 2.26m)

UPVC double glazed window to rear, radiator, coving and built in wardrobe with overhead cupboard.

## Bathroom:

7'11 x 7'0 (2.41m x 2.13m)

Opaque UPVC double glazed window to rear, radiator, extensively tiled walls, radiator, concealed cistern WC, vanity wash hand basin with mixer tap and cupboard under, wood panel enclosed bath with separate Mira electric shower over.

## Rear Garden:

approx 42'7" x 27'10" (approx 13.0 x 8.5)

An attractively landscaped mature garden to rear



predominately laid to lawn with well stocked borders, outside tap, greenhouse with power connected, raised timber patio to rear corner, feature pond and enclosed by panel fencing with pedestrian gated side access to front.

**Garage:**

16'2 x 8'9 (4.93m x 2.67m)

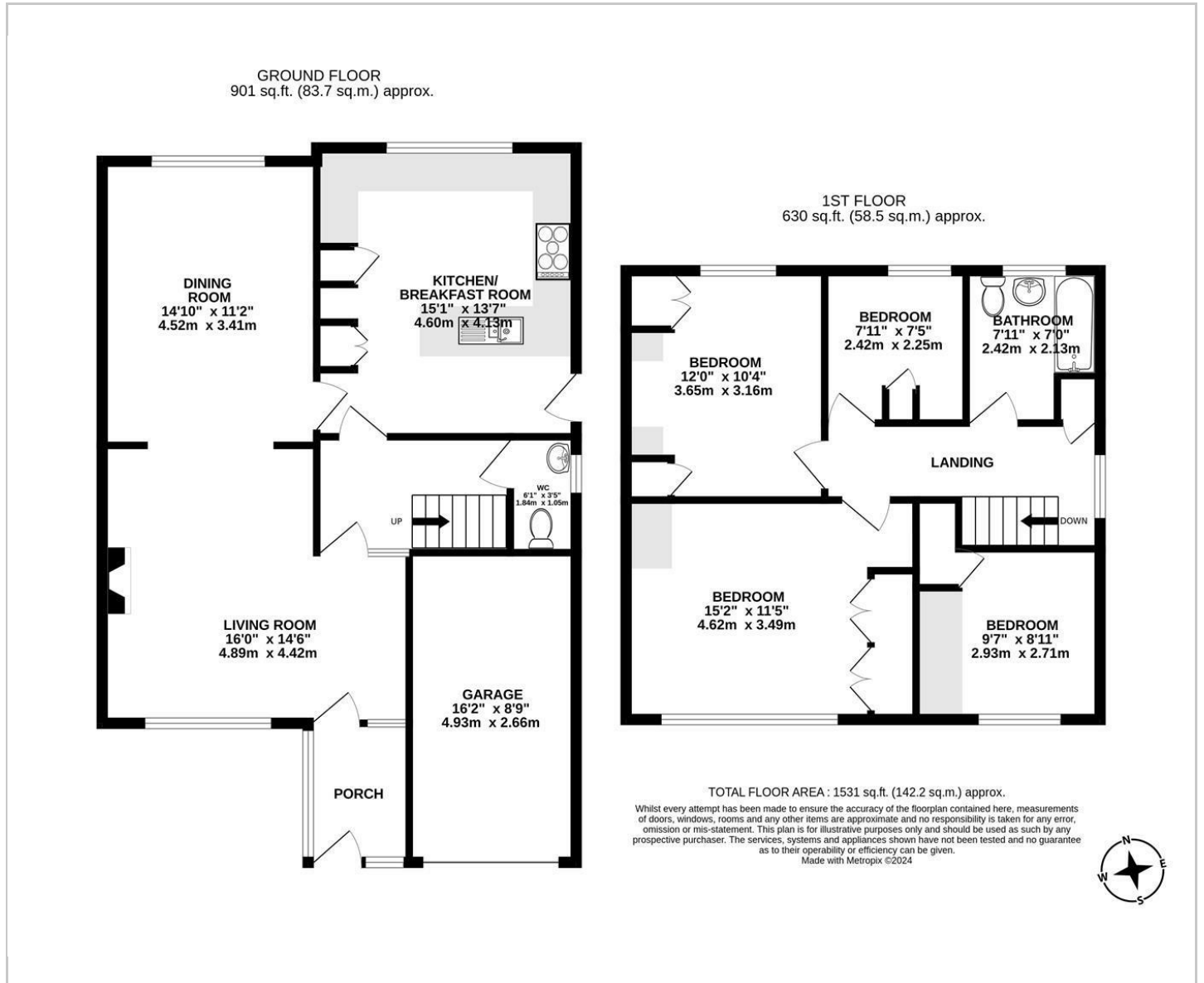
Single garage with power and light connected and electric up and over door to front.

**Front:**

Driveway providing off street parking and access to:



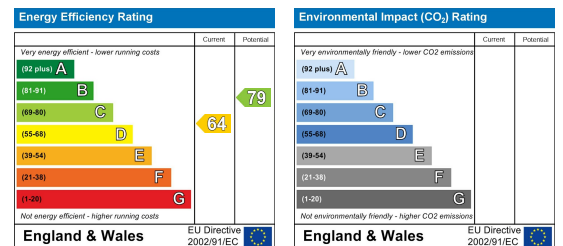
# Floor Plan



## Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Performance Graph



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