



# PRESTIGE & VILLAGE

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## TOWN LANE, BENINGTON, SG2 7BT

GUIDE PRICE £650,000 - £675,000 BEAUTIFULLY POSITIONED and CHARMING VICTORIAN Three Bedroom Semi DETACHED Family Home Backing onto SERENE East Hertfordshire COUNTRYSIDE within the picturesque village of Benington with DRIVEWAY for TWO CARS. The home retains Original Victorian Features, including FAMILY ROOM with Open Fire Place, Country Kitchen/Breakfast Room, Utility Room, Delightful Downstairs Bedroom and Ensuite Shower Room, Double 2nd Bedroom, Master Bedroom with Dressing Area, Victorian Bathroom with Freestanding Bath, Rear Garden with Clear Open Views over Countryside, VIEWINGS HIGHLY SUGGESTED.

GUIDE PRICE £650,000

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# TOWN LANE

, BENINGTON, SG2 7BT



- Beautifully Positioned and Charming Victorian Three Bedroom Semi Detached Family Home
- Driveway for Two Cars
- Country Kitchen/Breakfast Room
- Victorian Bathroom with Freestanding Bath
- Backing onto Serene East Hertfordshire Countryside
- Retaining Original Victorian Features
- Utility Room
- Located in the picturesque village of Benington
- Family Room with Open Fireplace
- Delightful Downstairs Bedroom and Ensuite Shower Room

## Entrance Hallway

Tiled Flooring, Solid Oak Character Door, Door to Family Room.

## Family Room

Sash Double Glazed Window to Front Aspect, Dado Rail, Uplighters, Coved Ceiling, Solid Oak Mantle and Victorian Fireplace with Tiled Half, T.V Point, Dimer Switch, Door to Kitchen/Breakfast Room.

## Country Style Kitchen and Breakfast Room

Spot Lighting, Single Panel Radiator, Roll Top Work Surfaces, Double Glazed Sash Window to Rear Aspect, Butler Sink, 7 Hob Range Cooker (Cook master), Built in Indesit Washing Machine, Breakfast Bar, Built in Hot Point Dishwasher.

## Inner Lobby

Stable Door to Side Aspect, Door to Downstairs Bedroom and Utility Room.

## Utility Room

Solid Wood Work Surfaces, Cupboards at Eye and Base Level, Mixer Tap, Butler Sink, Extractor Fan, Tiled Flooring.

## Downstairs Bedroom and Ensuite

Dimer Switch, Up lighter, Exposed Beams, Sash Double Glazed Window to Rear Aspect

offering delightful views over countryside, 2 x Up Lighter, Electric Radiator.

## Ensuite

Low Level W.C, School, Column Radiator, Extractor Fan, Velux Window, Rainfall Shower, Wash Basin with Mixer Tap, Vanity Cupboard, Tiled Flooring.

## Landing

Loft Access, Smoke Alarm, Double Glazed Misted Window to Side Aspect.

## Bedroom Three

2 x Single Panel Radiator, LED Spot Lighting.

## Modern Bathroom

Tiled Splash Back, Freestanding Cast Iron Bath with Mixer Tap and Rainfall Shower over, Double Glazed Sash Window to Rear Aspect, Low Level W.C, Heated Towel Rail.

## Bedroom One, Dressing Room and Large Cupboard/Libr

Spot Lighting, Vaulted Ceiling, Single Panel Radiator, Double Glazed Sash Window to Rear Aspect offering delightful views over countryside, Large Walk in Cupboard which is currently used as a Library.

## Front Driveway and Garden

Driveway for 2 Cars, Laid to Lawn, Picket Fencing, leading to Storage Area.

## Storage Area

Hanging Entrance Gate, Ideal storage area for bins.

## Rear Garden backing onto Open Countryside

Patio Area, Outside Tap, Oil Tank, Security Lighting, Laid to Lawn, Mature Shrubs and Flower Beds.

## Information on Benington

Picturesque village of Benington is situated between Ware and Stevenage offering a Parish Church, Local Village School, Lordship Arms Pub, Situated in the Village is the Lordship Gardens which is spread over seven acres surrounding a fine Georgian manor house with remains of a Norman Castle and moat. There is a Local Bus Service to Ware and Stevenage Town Centre's.

Note - Benington has no mains gas therefore Oil Gas is being utilised on this property.



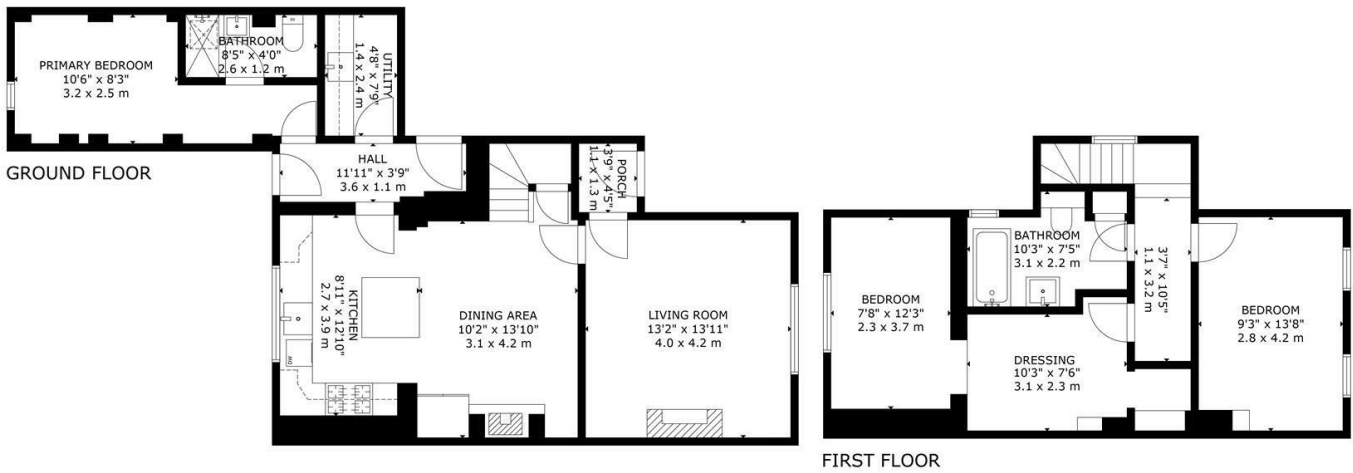
## Directions

## Band



# FLOOR PLAN

## TOWN LANE, BENINGTON Total Approximate Internal Area: 115m sq/ 1240 sq ft



SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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