

FREEHOLD



House - Semi-Detached (EPC Rating: D)

**11 HOUSE LANE, ARLESEY,
BEDFORDSHIRE, SG15 6XU**

Offers Over

£450,000



First Step



3 Bedroom House - Semi-Detached located in Arlesey

LARGE PLOT WITH SCOPE TO EXTEND*... Desirable "Church End" location... Excellent PARKING... WEST facing garden... Separate Dining Room, Lounge & CONSERVATORY... Utility Room... HUGE GARAGE / WORKSHOP.... plus additional CARPORT...

INTERIOR

GROUND FLOOR

Porch

Window and door to front aspect. Vinyl flooring. Door leading to:

Entrance Hallway

Coir matting to entrance, carpet. High level cupboard housing the consumer unit. Half height door to understairs storage and full height door to shelved storage cupboard. Staircase to first floor. Doors leading to:

Kitchen/Breakfast Room

14'4" x 10'11"

Window to rear aspect and door to side aspect. A range of light oak effect wall and base units incorporating a breakfast bar with complementary dark work surface and tiled splash backs. Integrated double oven, 5 ring gas hob, extractor hood, tall fridge and free standing dishwasher and washing machine. Full height door to walk-in pantry cupboard fitted with shelves. Stainless steel sink, under plinth lighting, ceramic tiled flooring. Door leading to:

Rear Hallway

Door from rear aspect. Doors leading to:

Cloakroom

Window to rear aspect. White low level flush wc. Wall mounted boiler. Vinyl flooring.

Utility Room

Window to side aspect. Range of white wall and base units with dark complementary work surface. Freestanding tumble dryer and space for tall fridge/freezer.

Dining Room

14'8" x 11'1"

Window to front aspect. Carpet.

Lounge

17'9" x 12'2"

Patio doors to Conservatory. Feature fire place and hearth fitted with gas fire. Carpet.

Conservatory

12'5" x 7'8"

Brick base and glass windows, roof blinds, French doors to rear aspect. Ceramic tiled flooring.

FIRST FLOOR

Landing

Window to side aspect. Carpet, loft access - partially boarded, light, ladder. Doors leading to;

Bedroom 1

13'8" x 11'1"

Window to front aspect. Range of built-in wardrobes, 11 doors and 9 drawers, fitted with shelves and rails, matching bedside cabinet. Ceiling fan, carpet.

Bedroom 2

13'8" x 10'5"

Window to rear aspect. Range of built-in wardrobes, 6 doors and 9 drawers, fitted with shelves and rails. Carpet.

Bedroom 3

7'10" x 6'5"

Window to front aspect. Over stairs storage cupboard. Carpet.

Bathroom

Window to rear aspect. White suite comprising: fully tiled corner shower cubicle with wall mounted shower, push button wc, wash hand basin, 4 door vanity unit with display storage shelves. Chrome heated towel rail, wall light, vinyl flooring.

EXTERNAL

Front Garden

Decorative stoned garden with raised brick flower bed with established shrubs. Block paved pathway to front porch.

Rear Garden

Wall and fence perimeter to West facing garden. Mainly laid to lawn with established flower beds, range of established planting, a pebble stone garden with water feature. Greenhouse. External tap, side gated access.

Garage and Driveway

26'0" x 12'9"

Oversized garage with up and over door, fitted with light and power, heavy duty workbench and vice. Fitted with a range of wall and base storage units. Personal door leading into rear hallway. Block paved driveway with parking for approximately 5 cars including carport.

Carport

Wooden carport with rear gated access to rear garden. Concrete base.

ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating D

Council Tax: Band C

Mains utilities

Traditional brick and block construction

*Potential to extend with necessary planning permission



Local Area

The property is situated in the desirable "Church End" of Arlesey which benefits from being within a 10 minute walk of the train station and situated in the lovely open countryside with excellent walks and cycle routes, whilst also being only a few minutes from the A1(M).

Arlesey train service has fast trains to London's Kings Cross & London St Pancras (circa 35-45 mins), every 30 minutes.

Arlesey benefits from a local library, pharmacy, excellent takeaway restaurants and Fish & Chip shop, the local lower school, Gothic Mede Academy and several local pubs.

There are frequent buses passing regularly into Hitchin (10 mins away), Letchworth (5 mins away) and Bedford (30 mins away) with a bus stop very nearby.

There are many nearby middle schools and upper schools of Etonbury Academy and Samuel Whitbread Academy.

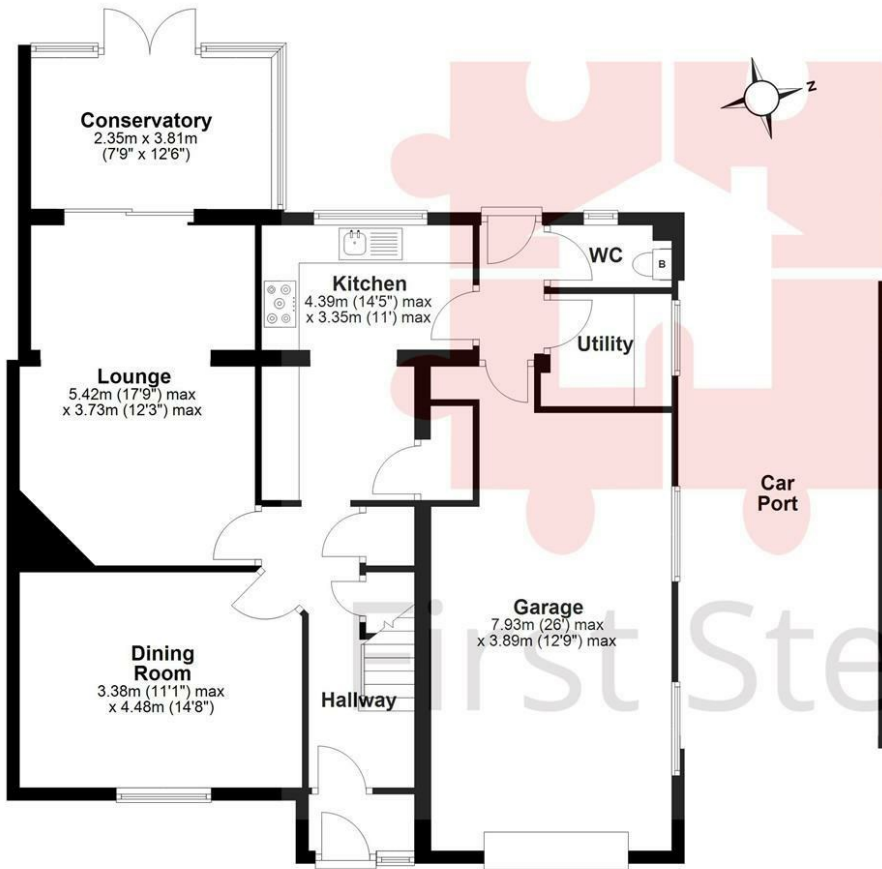
Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.

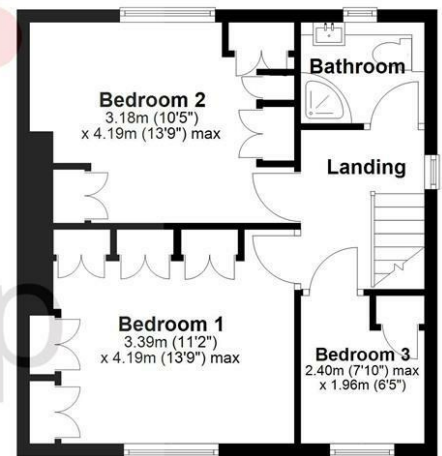
These details are to be used as a guide only and their accuracy is therefore not guaranteed.



Ground Floor
Approx. 78.8 sq. metres (847.7 sq. feet)



First Floor
Approx. 41.9 sq. metres (450.5 sq. feet)

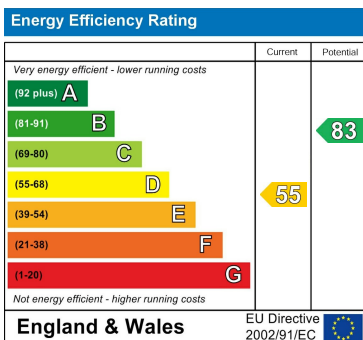


Total area: approx. 120.6 sq. metres (1298.2 sq. feet)

Council Tax Band

C

Energy Performance Graph



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