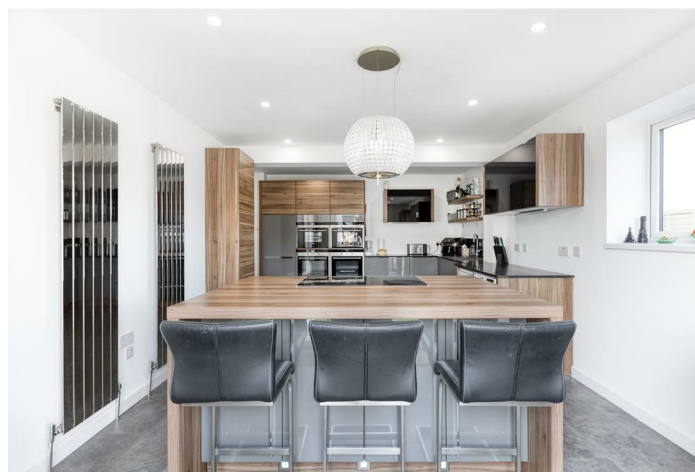


FREEHOLD



House - Semi-Detached (EPC Rating: C)

**28 HOUSE LANE, ARLESEY, BEDS, SG15
6XU**

Price Guide

£475,000



First Step



3



2



1



C

3 Bedroom House - Semi-Detached located in Arlesey

3 DOUBLE bedrooms... TRIPLE GARAGE... Driveway parking for 6 cars... Total parking for 12 CARS... STUNNING KITCHEN WITH ISLAND... Secluded Garden... LUXURY Bathroom & separate Shower room... Lounge with LOG BURNER...

INTERNAL

GROUND FLOOR

Entrance Hallway

Door from front aspect. High level wall mounted cupboard housing the consumer unit. Under stairs cupboard with window to front aspect, fitted with light. Luxury vinyl flooring. Staircase to first floor. Ground floor doors leading to:

Lounge

13'10" x 12'6"

Dual aspect windows to front and side aspect. Lined chimney fitted log burner, wooden pelmet and flagstone hearth. Engineered oak flooring.

Downstairs Shower Room

White suite comprising: large fully tiled walk-in shower with glass screen, push button wc, wash hand basin in 2 door vanity unit. Heated towel rail, wall mirror with light and shaver point. Luxury vinyl flooring.

Kitchen/Diner

22'6" x 15'5"

Dual aspect, windows to side and French doors to rear aspect. German made fitted kitchen in walnut and anthracite, comprising wall and base units with quartz work surface and matching island/breakfast bar with plinth lighting, providing seating for 3. 2 matching wall mounted storage shelves. Units comprise of a range of pan drawers, bin storage, corner carousel, wall mounted units fitted with pull down lever shelving system, secret drawers. 4 Siemens ovens comprising steam oven, 2 conventional ovens, microwave combination oven, 2 warming drawers, 5 ring induction hob with designer crystal extractor fan/light. Sink with Quooker hot water tap, filtered water tap, water softener. Integrated large upright fridge, undercounter freezer, spaces and plumbing for washing machine and dishwasher. 2 designer vertical radiators, a selection of USB points. Luxury vinyl flooring.

Bedroom 3

Window to rear. Carpet.

FIRST FLOOR

Landing

Window to front aspect. Full height door to airing cupboard housing the boiler (installed in 2022 and serviced in Nov 2024). Loft access: lined, fully boarded fitted with light and ladder. Carpet. Doors leading to:

Bedroom 1

12'7" x 12'6"

Dual aspect windows to side and rear aspect. Fitted with overhead projector & screen. Carpet.

Bedroom 2

12'6" x 8'2"

Window to front aspect. Carpet.

Bathroom

9'5" x 8'10"

Window to rear aspect. White suite comprising: freestanding bath with hand held shower attachment, fully tiled large walk-in shower with glass screens, large ceiling shower head and hand held shower attachment, His & Hers large wash hand basins set into 4 door vanity unit. Chrome heated towel rail, wall mounted heater. Porcelain wall and floor tiles.

EXTERNAL

Front Garden/Parking

Low level wall and railing plus fence to perimeters. Laid to shingle with parking for a minimum of 6 vehicle to front of property. EV charger. Wooden log storage. External light. Double gated access to additional minimum of 2 parking spaces to side of property.

Rear & Side Garden

Fence and wall perimeters. Mainly laid to lawn with shingle borders. External tap. Double gated access to front driveway. Access to bespoke built triple wooden garage.

Triple Garage

29'1" x 15'7"

Bespoke built wooden triple garage. 3 sets of lockable secure double doors. Garage fitted with: insulation, heating, dehumidifier, lighting and power, eave storage.

ADDITIONAL PROPERTY INFORMATION

Freehold

Council Tax: Band C

EPC: Rating C

Traditional brick and block construction

Extension with composite cladding

Planning submitted and approved for Juliet Balcony to rear of property

Rear foundations in place to support two floors for future development if required

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.

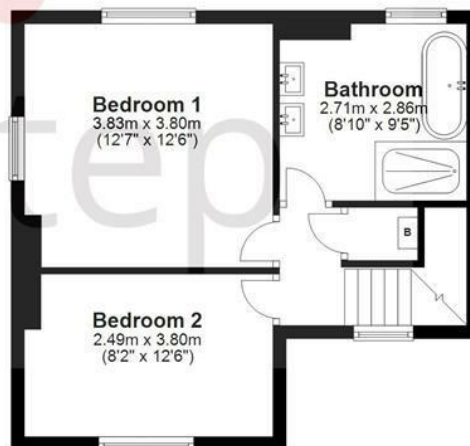
These details are to be used as a guide only and their accuracy is therefore not guaranteed.



Ground Floor
Approx. 68.6 sq. metres (738.5 sq. feet)



First Floor
Approx. 37.6 sq. metres (404.9 sq. feet)

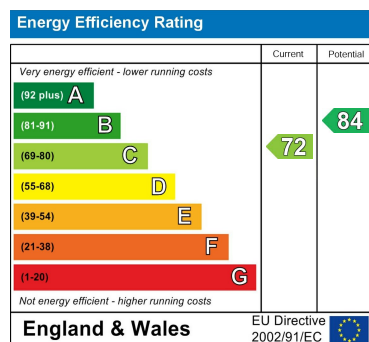


Total area: approx. 106.2 sq. metres (1143.4 sq. feet)

Council Tax Band

C

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



First Step