

HUNTERS[®]

HERE TO GET *you* THERE



98 Lingfield Road

Stevenage, SG1 5SN

Guide Price £629,995



Council Tax: E



A rare opportunity to purchase this extended detached family home, positioned on a substantial corner plot adjoining Martins Wood. This delightful family home offers vast living accommodation and also potential to extend even further if required. In brief the property comprises a private driveway to the front giving off road parking for several vehicles with attached 20 ft garage to the side. A spacious and inviting reception hallway, ground floor shower room, family room, lounge, dining room, modern kitchen/breakfast and a wonderful 29ft sun/playroom with snug area overlooking the beautiful rear garden. On the first floor there is a master bedroom with Juliet balcony again overlooking the rear garden, three further good size bedrooms and a family bathroom.

As previously mentioned this stunning home is positioned on corner plot tucked away at the end of a cul-de-sac and benefits from a large formal rear garden with spacious patio area and further entertaining area..



Tenure: Freehold

Reception Hallway

Tiled flooring, covered radiator, inset ceiling spotlights, stairs to first floor, integral door to utility area and garage.

Shower Room

7'11 x 5'8 (2.41m x 1.73m)

Tiled floor, modern white suite comprising of a vanity wash hand basin, low level w/c, tiled shower cubicle, built in storage cupboard with blow heater below, extractor fan, inset ceiling spotlights.

Family Room

14'0 x 10'11 (4.27m x 3.33m)

Radiator, patio doors leading into the snug area of the sun room.

Lounge

20'5 x 11'1 (6.22m x 3.38m)

Two large picture windows to the front, radiator, French doors leading into the dining room.

Dining Room

20'7 x 11'1 (6.27m x 3.38m)

Tiled floor, radiator, understairs walk in cupboard, patio doors leading into the sun room and door leading into the kitchen/breakfast room.

Kitchen/Breakfast Room

17'11 x 10'1 (5.46m x 3.07m)

Comprehensively fitted with a good selection of wall and base units, complimentary work tops, with built in sink unit, integral microwave and dishwasher, space for fridge/freezer and range oven, with extractor hood over. Breakfast bar, tiled floor, window to sun room, inset ceiling spotlights, built in hidden bin storage.

Sun Room

29'3 x 9'10 (8.92m x 3.00m)

A multi functional room currently used as play room and snug area which leads directly onto the rear patio overlooking the stunning garden.

First Floor Landing

Hatch to loft. Doors leading into Bedrooms and Bathroom.

Master Bedroom

15'5 x 10'8 (4.70m x 3.25m)

Feature Juliet balcony opening overlooking the rear garden. A good range fitted wardrobes and drawers to one wall, covered radiator, additional built in wardrobe,

Bedroom Two

13'11 x 8'8 (4.24m x 2.64m)

Window to rear, radiator, built in wardrobe.

Bedroom Three

11'4 x 11'2 (3.45m x 3.40m)

Window to side, radiator.

Bedroom Four

8'7 x 7'11 (2.62m x 2.41m)

Window to front, radiator, fitted wardrobe.

Family Bathroom

Tiled Floor, Gas Boiler, panelled bath with electric shower over, vanity wash hand basin, low level w/c, radiator, window to side, shaver point, mirror fronted door to airing cupboard.

Garage/Utility Area

19'9 x 8'3 (6.02m x 2.51m)

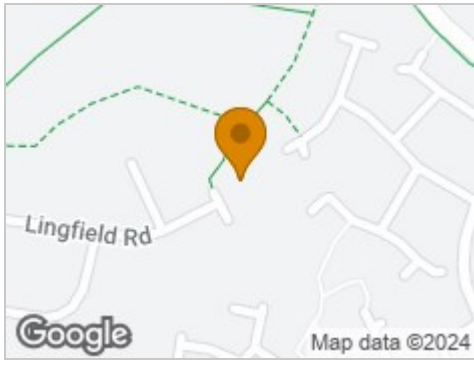
Utility area with space and plumbing for washing machine and tumble dryer, water tap, worktops with cupboards above. Power and light connected.

Outside

The property is approached via a private driving giving parking for numerous vehicles, with additional on road parking to the front. Gated side access leading to the rear garden which has a spacious patio area with steps and pathway up to the formal garden which is beautifully landscaped and laid predominately to lawn with mature flower/shrub borders and trees. Additional patio/seating area. To the side of the garden, which adjoins Martins Wood, there is a hardstanding area which currently has a large storage shed and bin storage area, but this would make an ideal area for the erection of an office pod/workshop or indeed a detached granny annex.



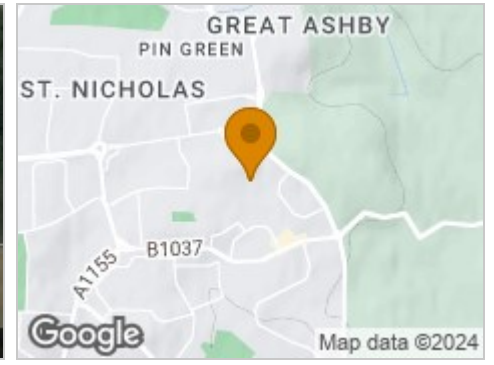
Road Map



Hybrid Map



Terrain Map



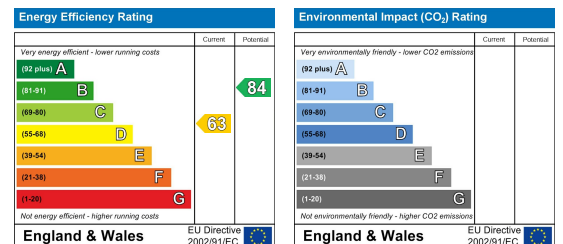
Floor Plan



Viewing

Please contact our Hunters Stevenage Office on 01438 313393 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.