

Skegness Road, Symonds Green, Stevenage SG1 2HS.  
Asking Price £395,000

**H&M**  
sales and lettings



Skegness Road, Symonds Green, Stevenage, SG1 2HS.

Council Tax Band: C

Situated in the popular area of Symonds Green is this extended three/four bedroom end of terrace home also being offered chain free!

This property offers a good sized family lounge, kitchen/breakfast room of approximately 18ft x 10ft, downstairs WC, utility room, fourth bedroom/study. Upstairs are three double bedrooms and the family bathroom.

Outside there is front and rear gardens, garage and driveway all situated at the end of a cul-de-sac.

### Entrance Hall

26'3 x 4'10 (8.00m x 1.47m)

Accessed by a double glazed front door, understairs storage, vertical mounted radiator, cloaks hanging area, stairs to the first floor, wooden effect flooring, built in storage cupboard.

### Downstairs WC

4'10 x 2'8 (1.47m x 0.81m)

Window to the rear aspect, low level WC, vanity wash hand basin with tiled splashbacks.

### Study/Bedroom Four

12'2 x 7'2 (3.71m x 2.18m)

Double glazed window to the front aspect, radiator.

### Lounge

15'6 x 10'6 (4.72m x 3.20m)

Double glazed window to the front aspect, radiator, feature log burner(please note we are unable to verify its current condition), feature wooden flooring.

### Kitchen/Dining Room

18'4 x 10'6 (5.59m x 3.20m)

Kitchen Area

Fitted with a range of wall and base level units, complementary work surfaces and tiled splashbacks, a range of built in appliances to include a 'Neff' double oven, four ring gas burner hob with chimney hood over and a fridge, plumbing for a dishwasher. There is also a slide out pantry/spice cupboard, stainless steel one and a half bowl sink drainer, double glazed window to the rear aspect and opening into the dining area.

Dining Area

Double glazed French doors to the rear garden, tiled flooring,

### Utility Room

7'7 x 6'5 (2.31m x 1.96m)

Double glazed patio doors to the rear garden, wall and base level units with stainless steel sink drainer, plumbing for a washing machine, fridge/freezer space, courtesy door to the garage.

### First Floor

15'10 x 3'0 (4.83m x 0.91m)

Doors to all of the rooms, built in airing cupboard, loft access.

### Bedroom One

11'10 x 9'9 (3.61m x 2.97m)

Double glazed window to the front aspect, range of fitted wardrobes and cupboards, radiator, inset spotlights.

### Bedroom Two

11'9 x 10'4 (3.58m x 3.15m)

Double glazed window to the rear aspect, radiator, built in cupboard.

### Bedroom Three

11'6 x 9'3 (3.51m x 2.82m)

Double glazed window to the front aspect, radiator, built in cupboard.

### Bathroom

8'5 x 5'5 (2.57m x 1.65m)

Double glazed opaque window to the rear aspect, cistern enclosed low level WC, wall hung vanity wash hand basin, panel enclosed bath with shower over and screen, tiled splashbacks and flooring, heated chrome towel rail.

### Frontage

Path to the front door, flowerbed border with blue slate chippings, side gate to the rear garden.

### Rear Garden

Paved patio and path to the rear garden, laid to lawn, outside tap, rear gate.

### Garage

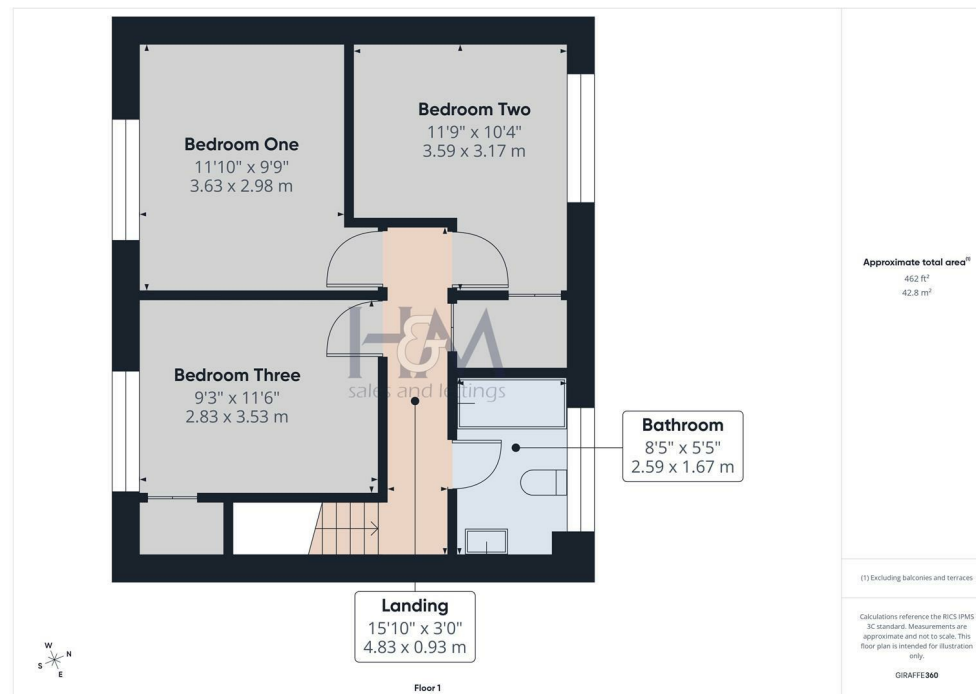
16'1 x 7'10 (4.90m x 2.39m)

Up and over door, power and light.

### Driveway

Leading to the garage and access into the rear garden.





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## Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 65                      | 81        |
| England & Wales                             | EU Directive 2002/91/EC |           |