



**Laurie Lane, Royston, SG8 5FW**

**welcome to**

**Laurie Lane, Royston**

A spacious three bedroom semi-detached family home with off-road parking and secluded garden to rear within this popular location. Viewing of this property is recommended at the earliest opportunity to avoid disappointment.



**Front Door**

Door to entrance hall.

**Entrance Hall**

Spacious entrance hall with stairs off to first floor landing and under-stairs cupboard.

**Cloakroom**

Suite comprising low-flush WC, wash hand basin, radiator.

**Lounge**

18' max x 11' 2" max ( 5.49m max x 3.40m max )

Double glazed bay window to front, radiator.

**Kitchen/ Diner**

16' 6" x 9' 7" ( 5.03m x 2.92m )

Lovely fitted kitchen comprising built-in oven and hob, sink with mixer taps and work surface surrounds, range of base and wall units, double glazed window and double glazed door to rear.

**Staircase To First Floor**

Staircase from entrance hall to galleried first floor landing with storage cupboard & doors to:

**Bedroom One**

11' 6" x 11' 2" Plus door recess ( 3.51m x 3.40m Plus door recess )

Radiator, double glazed window to front. Door to en-suite.

**En-Suite**

Suite comprising low-flush WC, shower cubicle, wash hand basin.

**Bedroom Two**

11' 7" max x 9' 7" max ( 3.53m max x 2.92m max )

Radiator, double glazed window to rear, door to Jack & Jill bathroom.

**Bedroom Three**

11' x 6' 9" ( 3.35m x 2.06m )

Radiator, double glazed window to rear.

**Bathroom**

Jack & Jill bathroom comprising paneled bath, low-flush WC, wash hand basin, radiator, double glazed window to side.

**Outside****Rear Garden**

Enclosed rear garden with paved patio leading to lawned area with well-stocked borders and fence surround.

**Parking**

Off street tandem parking for 2 cars located to the side of the property.



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welcome to

## Laurie Lane, Royston

- Spacious and well-presented semi-detached family home in sought-after location.
- Three good-sized bedrooms with en-suite to master.
- Spacious lounge and large open plan kitchen/diner.
- Secluded rear garden.
- Off street tandem parking for 2 cars.

Tenure: Freehold EPC Rating: B

Council Tax Band: D

# £415,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN110340 - 0003

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