



**Leaden Hill, Orwell, Royston, SG8 5QH**

**welcome to**

## **Leaden Hill, Orwell, Royston**

An extremely spacious 4 bedroom detached bungalow offering 2 large reception rooms, spacious kitchen/breakfast room and separate utility, 2 en-suites and further family bathroom. The property benefits from gardens extending to the rear and side, detached double garage, and no upward chain.



### Door To Entrance Hall

Spacious entrance hall with 2 radiators, hatch to loft, fitted carpet, and doors too:

### Lounge

24' 4" x 17' 7" ( 7.42m x 5.36m )

Extremely spacious lounge with feature fireplace with hearth surround and mantle over, 2 radiators, decorative wall lighting, and double glazed windows to both front and rear providing lots of natural light. Arch to dining room.

### Dining Room

18' 1" x 12' ( 5.51m x 3.66m )

Wall lighting. Radiator. Double glazed double doors to rear garden.

### Kitchen/Breakfast Room

18' 1" x 14' 9" max ( 5.51m x 4.50m max )

Lovely fitted kitchen/breakfast room comprising built tin oven and induction hob, 1 1/2 bowl stainless steel sink unit with mixer taps and work surface surrounds, generous range of base and wall units, built in dishwasher, space for fridge/freezer, part tiled walls, tiled floor, twin double glazed windows to rear, recess lighting, radiator, door to utility room.

### Utility Room

9' 8" x 8' 6" ( 2.95m x 2.59m )

Comprising stainless steel sink unit with mixer taps and work surface surrounds, built in cupboards, boiler which was installed January 2026, base and wall units, space and plumbing for automatic washing machine and tumble dryer, tiled floor, double glazed window to rear, door to side.

### Bedroom One

13' 11" x 13' ( 4.24m x 3.96m )

Built in wardrobes and storage to one wall. Twin double glazed windows to side. Radiator. Door to en-suite.

### En-Suite

Lovely fitted en-suite comprising shower cubicle, concealed cistern WC, bidet, wash hand basin set into vanity unit with storage below, heated towel rail, part tiled walls, window to side.

### Bedroom Two

11' 5" x 9' 10" ( 3.48m x 3.00m )

Radiator. Double glazed window to side. Door to en-suite.

### En-Suite

Suite comprising shower cubicle, low flush WC, wash hand basin with cupboards below, heated towel rail, part tiled walls, window to side.

### Bedroom Three

11' 7" x 10' 11" ( 3.53m x 3.33m )

Radiator. Double glazed window to side.

### Bedroom Four

10' 11" x 8' ( 3.33m x 2.44m )

Radiator. Double glazed window to side.

### Family Bathroom

Lovely bathroom suite comprising bath, shower cubicle, low flush WC, wash hand basin with cupboards below, part tiled walls, heated towel rail, window to side.

### Outside

#### Rear Garden

Beautiful landscaped garden that extends to the rear and side of the property, paved patio areas with space for garden furniture perfect for entertaining, large landscaped lawn areas with well-stocked flower beds to borders, fence surround, garden shed and paved path to side with gate for side access. There is a wooden shed and personal door to detached double garage.

### Front Garden

There is a landscaped garden to front with mature flower beds.

### Garage And Parking

21' 1" x 18' 2" ( 6.43m x 5.54m )

There is a detached double garage to side with off-road parking spaces to front for numerous vehicles.

### Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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**welcome to**

## **Leaden Hill, Orwell, Royston**

- Extremely spacious detached bungalow situated on a quiet road in the sought-after village of Orwell.
- Four double bedrooms with 2 en-suites with an additional family bathroom.
- Large lounge with separate dining room.
- Lovely fitted kitchen/breakfast room with separate utility.
- Landscaped gardens extending to side and rear.

Tenure: Freehold EPC Rating: D

Council Tax Band: G

**£660,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RYN110619 - 0007

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