



Leggett Grove, Stevenage, SG1 3RL

£375,000



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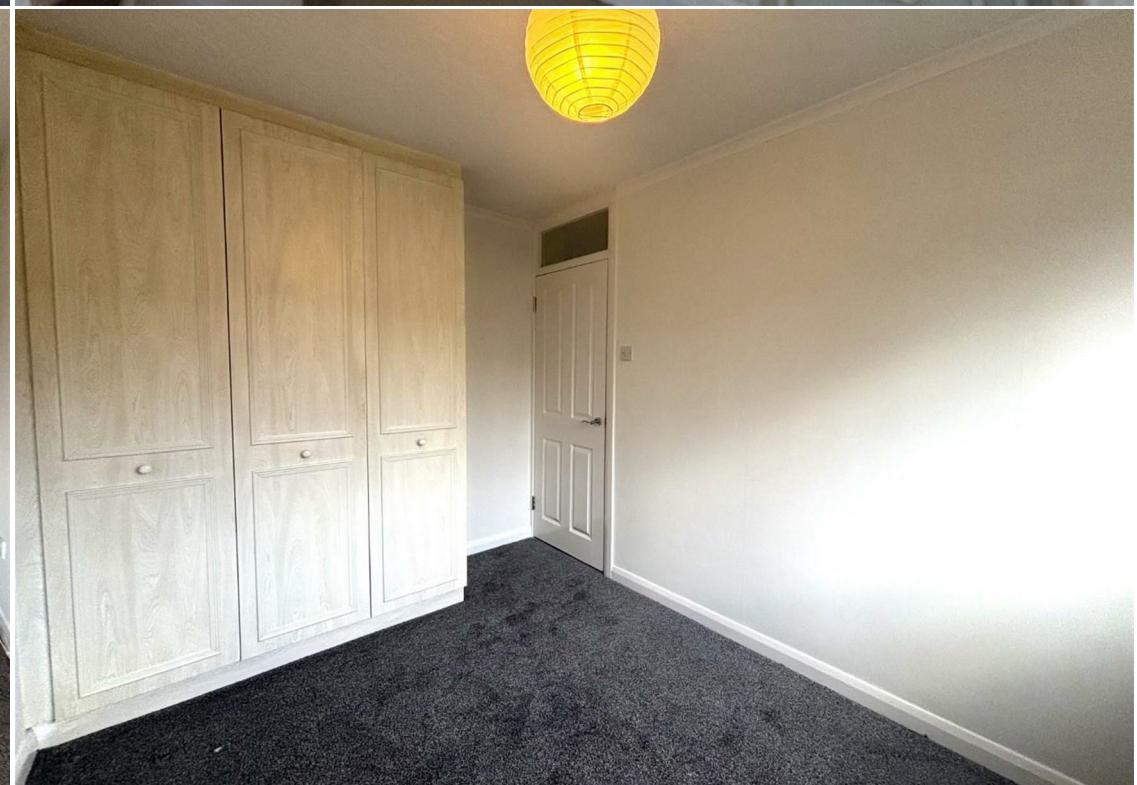
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Leggett Grove, Stevenage

A newly refurbished three-bedroom link-detached family home located on the sought after road of Leggett Grove. Recently redecorated throughout with new carpets, the property offers a fresh, modern feel and is ready to move straight into. The accommodation includes a comfortable living/dining room, contemporary bathroom and well-proportioned bedrooms, making it ideal for families or those needing extra space.

Further benefits include garage and driveway for one car, the advantage of being offered chain free, and a peaceful position on a no-through road, all while remaining within easy walking distance of Stevenage Old Town and its range of shops, cafés and amenities.







Porch:

Cupboard housing meters, double glazed window to side and door to:

Entrance Hall:

Radiator, stairs to first floor and doors to:

Kitchen:

9'1 x 8'6

Fitted with a range of base and wall units with contrasting worksurface incorporating one and half bowl with mixer tap and drainer, four ring gas hob with extractor fan over, built in oven, fridge/freezer and dishwasher, appliance space for washing machine, radiator and double glazed window to front.

Living/Dining Room:

17'2 x 14'10

Double glazed window to rear, sliding doors opening to rear, two radiators and cupboard.

WC:

Low level WC, wash hand basin with mixer tap, radiator and double glazed window to side.

First Floor Landing:

Cupboard, double glazed window to side, loft access and doors to:

Bedroom One:

12'5 x 8'6

Double glazed window to front, radiator and built in wardrobes.



Bedroom Two:

9'2 x 7'6

Double glazed window to rear, radiator and built in wardrobes.

Bedroom Three:

7'10 x 7'1

Double glazed window to rear and radiator.

Bathroom:

6'7 x 6'1

Low level WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap, double glazed window to front, tiled throughout and radiator.

Garden:

Laid to lawn with paved patio seating area and enclosed by panel fencing, access to garage, pedestrian gated side access and outside light.

Garage:

16'2 x 8'10

With up and over door, power and light.

Driveway:

Providing parking for one car.

Ground Floor

Approx. 52.7 sq. metres (567.7 sq. feet)



First Floor

Approx. 36.7 sq. metres (395.4 sq. feet)



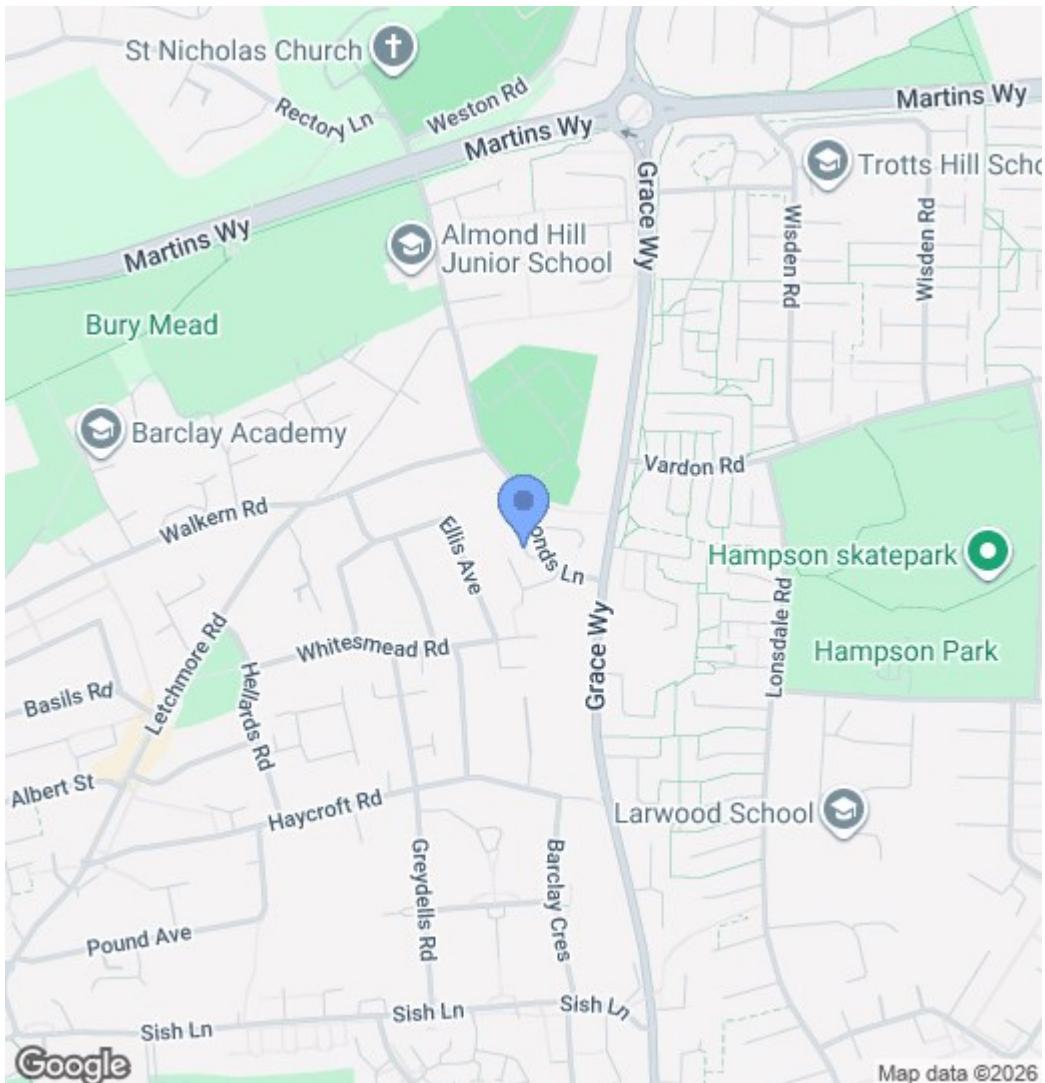
Total area: approx. 89.5 sq. metres (963.0 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2: These particulars do not constitute part or all of an offer or contract.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers are advised to recheck the measurements before committing to any expense.
- 5: Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
- 6: Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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