



## **15 Lunardi Court, Puckeridge, Herts, SG11 1UT**

**Guide Price £367,500**

Oliver Minton Village & Rural Homes are pleased to offer this excellent 2 bedroom modern house, well appointed in this popular development within walking distance of the village schools and the High Street amenities. With uPVC double glazing and gas central heating to radiators, there is an attractive rear garden, allocated parking and accommodation comprising entrance lobby, cloakroom, lounge, kitchen/diner, 2 bedrooms and first floor bathroom.

**Bedrooms: 2 | Bathrooms: 1 | Receptions: 1**

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.



**Enclosed Entrance Lobby** uPVC double glazed front door. Engineered wood floor. Radiator. Part glazed inner door to Lounge. Door to:

**Cloakroom** Modern white suite comprising WC and wash hand basin. Radiator. Engineered wood floor. uPVC double glazed window.

**Lounge** - 4.04m x 3.71m (13'3" x 12'2") uPVC double glazed French doors to rear garden. Engineered wood floor. Radiator. Staircase to first floor. Door to:

**Kitchen/Diner** - 3.71m x 2.59m (12'2" x 8'6") Dual aspect uPVC double glazed windows to front and rear. Range of fitted wall, base and drawer units with work surfaces incorporating sink unit. Built-in gas hob with extractor hood above. Cupboard housing wall-mounted 'Vaillant' gas fired boiler. Radiator. Built-in 'Belling' electric oven, integrated fridge and freezer, washing machine and dishwasher.

**First Floor Landing** Radiator. uPVC double glazed window to front. Access hatch to loft.

**Bedroom One** - 3.43m x 2.64m (11'3" x 8'8") uPVC double glazed window to rear. Radiator. Wood laminate floor. 2 built-in recessed wardrobe/storage cupboards.

**Bedroom Two** - 3.2m x 1.7m (10'6" x 5'7") uPVC double glazed window to rear. Radiator.

**Bathroom** - 1.83m x 1.78m (6'0" x 5'10") White suite comprising bath with shower above and glazed shower screen, WC, wash hand basin with cupboard under. Inset ceiling lights. uPVC double glazed obscure window to front.

## Outside

**Rear Garden** - 9.75m x 7.01m (32'0" x 23'0") A secluded garden, enclosed by panelled fencing and backing towards the playing fields of St Thomas of Canterbury RC Primary School. Full width area of decking and area laid to lawn. Flower and shrub borders. Timber garden shed. Outside water tap.

**Front Garden** Pathway to front door. Recessed bin store. Outside water tap.

**Allocated Parking** Parking bay for one car.

## Agent Notes

All mains services are connected with mains water, sewerage, electricity and gas central heating to radiators. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk/> There is a service charge of circa £339 per annum paid to Warwick Estates Property Management Ltd towards the maintenance of the communal areas in the road.





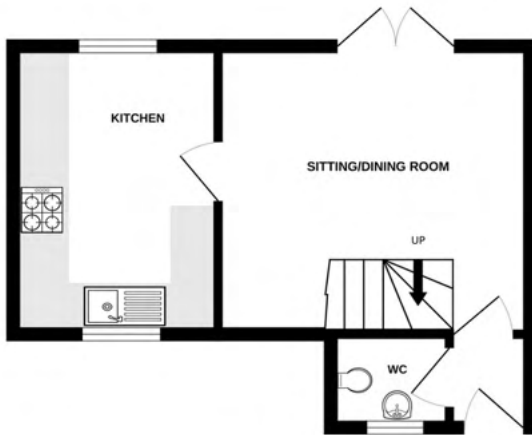
# Puckeridge Sales

28 High Street Puckeridge Herts SG11 1RN



**Oliver Minton**  
Village & Rural Homes

GROUND FLOOR  
300 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR  
267 sq.ft. (24.8 sq.m.) approx.



TOTAL FLOOR AREA : 567 sq.ft. (52.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only. Outbuildings not drawn in actual position relative to the property.



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing Arrangements

01920 822999

[puckeridge@oliverminton.com](mailto:puckeridge@oliverminton.com)

<https://www.oliverminton.com/>

### MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616