



Lyndor, Mill Lane,
Hitchin, Hertfordshire SG4 7RL



Lyndor, 14 Mill Lane, Gosmore, Hitchin, SG4 7RL

Price guide £950,000

A substantial detached family house with a superb south easterly backing plot extending to about 0.35 of an acre, situated in a highly sought after location.

The property is situated in one of the area's most desirable residential locations close to open countryside on the southern side of Hitchin. Gosmore is a hamlet in the parish of St Ippoltys, located just 1.4 miles from the centre of town. Gosmore has a choice of public houses and nearby St Ippolyts has a primary school, general store and a church. Hitchin's historic town centre provides more comprehensive shopping and recreational facilities together with a wide range of public houses and restaurants.

For the commuter, the A1(M) junction 8 is about 4 miles away, Hitchin mainline station is just over 2 miles away and provides fast and frequent trains serving London Kings Cross, Luton Airport is some 12 miles away.

The property, which has gas central heating and double glazing, was originally constructed in the 1950's and has more recently been extended and remodelled to provide well presented accommodation, ideal for the growing family.

The accommodation comprises:

GROUND FLOOR

ENTRANCE LOBBY

Glazed front door. Door to:

CLOAKROOM

Double glazed window to side. Contemporary suite comprising low level wc and wash hand basin. Radiator. Laminate floor.

ENTRANCE HALL

Amtico flooring. Turning staircase with cupboard under. Further

cloak cupboard. Radiator.

DINING ROOM

4.22m x 4.11m (13'10" x 13'6")

Into double glazed bay window to front. Radiator. Chimney breast. Three wall light points. Recessed downlights.

SITTING ROOM

6.55m x 3.68m (21'6" x 12'1")

Double glazed window to side and sliding patio door to rear. Two radiators. Two wall light points. Decorative fireplace with fitted electric fire. Recessed downlights.

KITCHEN/BREAKFAST ROOM

3.96m x 3.38m (13' x 11'1")

Double glazed window to side and rear. Fitted with a comprehensive range of Oak fronted wall and base units with extensive laminate work surfaces incorporating a breakfast bar. One and a quarter bowl sink with drainer and mixer tap. Tiled splash area. Integrated dishwasher. Fitted oven and grill. Radiator. Tiled floor. Recessed downlights. Work surface lighting. Open plan to:

UTILITY ROOM

2.29m x 1.57m (7'6" x 5'2")

Double glazed door to side. Range of wall and base units with laminate work surfaces and tiled splash areas. Inset stainless steel sink with mixer tap and drainer. Plumbed for washing machine. Space for fridge/freezer. Tiled floor. Wall mounted gas fired boiler and timer.

FIRST FLOOR

LANDING

Feature secondary glazed window to front. Loft hatch. Radiator.

BEDROOM ONE

4.98m x 3.96m (16'4"max x 13')

Double glazed window to rear. Radiator. Range of mirror fronted wardrobes to one wall. Door to:

EN-SUITE SHOWER ROOM

Double glazed window to rear. Contemporary suite comprising low level wc, vanity unit with storage and wash hand basin and corner shower cubicle. Tiled walls. Heated towel rail. Tiled floor. Recessed downlights. Wall mirror with shaver point. Shelving and lighting.

BEDROOM TWO

4.22m x 3.58m (13'10" x 11'9")

To include a range of mirror fronted wardrobes to one wall and double glazed window to front. Radiator.

BEDROOM THREE

3.40m x 2.95m (11'2" x 9'8")

Double glazed window to side. Radiator.

BEDROOM FOUR

4.34m x 1.83m (14'3"max x 6')

Double glazed window to side. Radiator. Laminate floor.

BATHROOM

Double glazed window to side. Contemporary suite comprising low level wc and vanity unit with storage and inset wash hand basin, panel bath and corner shower cubicle. Tiled splash areas. Heated towel rail. Tiled floor. Recessed downlights.

OUTSIDE

FRONT GARDEN

Lyndor is set well back from Mill Lane and approached down a block paved driveway together with a parking area for several vehicles. The garden is laid to lawn with a wide variety of established trees providing privacy and well stocked shrub

borders. Feature lamp post, security light and additional driveway lighting.

GARAGE

5.64m x 2.62m (18'6" x 8'7")

Maximum overall internal measurement. Electric up and over door. Light and power. Window to rear. Personal door to side.

CARPORT

Situated to one side of the property.

REAR GARDEN

The rear garden is a particular feature of the property and backs south easterly extending to some 60m (200'). Immediately to the rear of the house there is a full width paved terrace and pathway to side. The meticulously maintained lawn has well stocked herbaceous borders with a wide variety of specimen plants, trees and shrubs. External lighting. Timber garden shed, rose covered pergola, timber summer house and greenhouse.

TENURE

Freehold

FLOORPLAN DISCLAIMER

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VIEWING INFORMATION

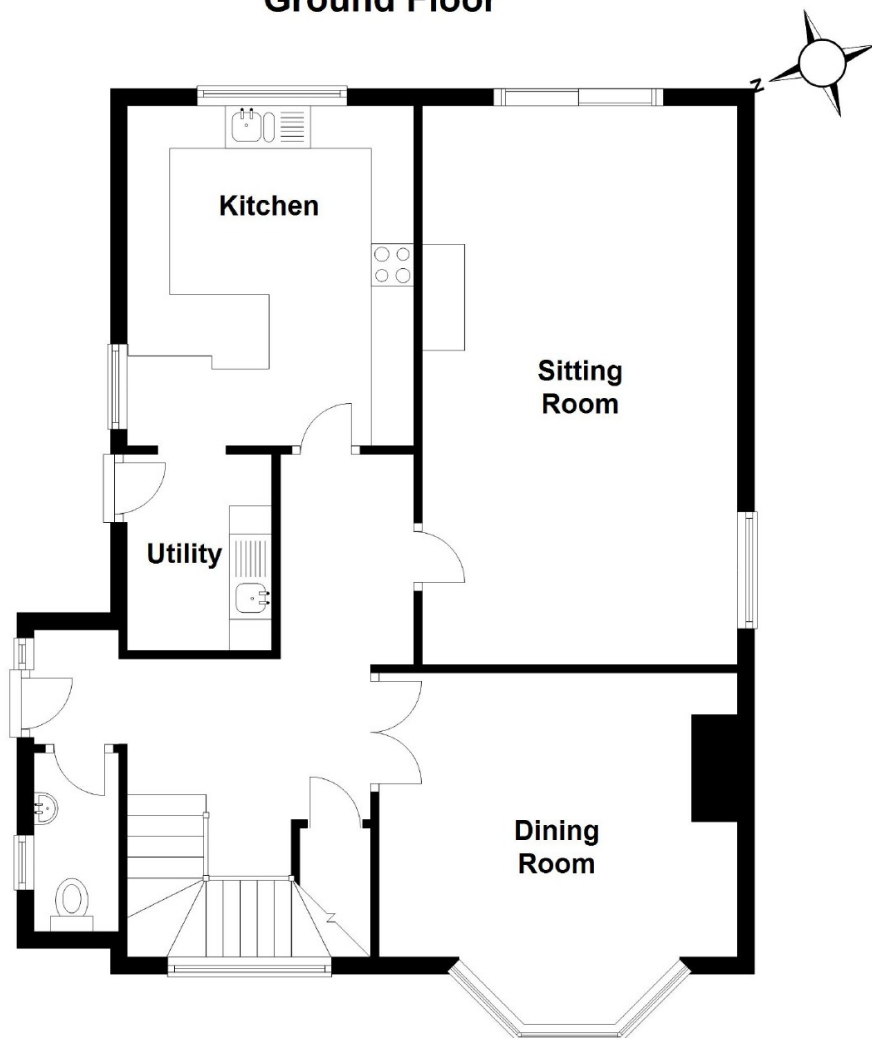
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SANDS FINANCIAL MANAGEMENT

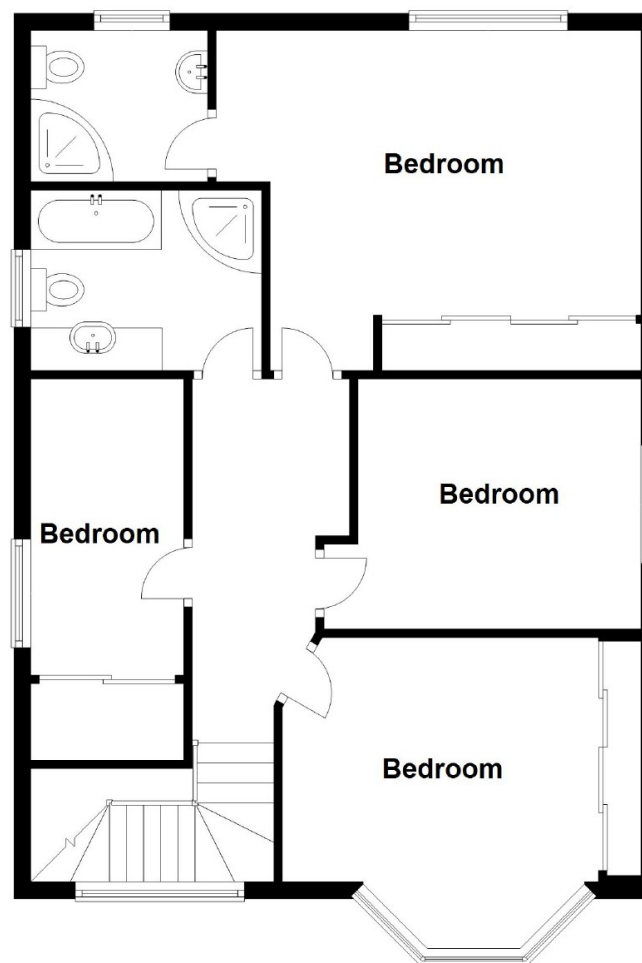
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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
(92-100) 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





60 Hermitage Road, Hitchin, Hertfordshire, SG5 1DB
 Telephone: 01462 632222
hitchin@putterills.co.uk
www.putterills.co.uk



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