



Lingfield Road,
Stevenage, Hertfordshire SG1 5SQ



71 Lingfield Road, Stevenage, SG1 5SQ

£449,000

Spacious, extended four bedroom detached family home offered for sale in excellent condition whilst backing onto woodland.

OPEN DAY SATURDAY 26TH AUGUST FROM 11.00am. Please call 01438 316846 to book your viewing appointment.

A well presented spacious extended four bedroom detached family home occupying a generous private plot backing onto mature woodland within the popular Martin's Wood area of Stevenage on the eastern outskirts of Stevenage.

The property has been extended to the rear and offers a most spacious arrangement of well presented accommodation which includes a reception hallway, downstairs shower room, a most generous lounge, separate dining room, family room, modern fitted kitchen, first floor landing leading to four generous bedrooms and a family bathroom. In addition there is a spacious part-integral garage with a driveway providing off-road parking for one vehicle. Further practical benefits include double glazing and gas fired central heating. Viewing recommended.

LOCATION

Stevenage comprises both the New and Old Towns and is close to the A1M. The Historic High Street in the Old Town offers a good selection of shops, a Waitrose and Tesco Express supermarket, cafés/restaurants, public houses, public library, local Schools and a bank. There are more comprehensive shopping facilities in the nearby New Town with Schools, a Leisure Complex, Theatre and Arts Centre and Stevenage mainline train station with fast regular trains to London Kings Cross (23 mins).

THE ACCOMMODATION COMPRISES

Sealed unit double glazed leaded light front door opening to:

RECEPTION HALLWAY

17'11" x 5'11" (5.46 x 1.81)

A welcoming reception hallway finished with stylish oak effect flooring complemented by oak internal doors, staircase rising to the first floor, coat hanging space, chrome radiator and personal door to the garage.

DOWNSTAIRS SHOWER ROOM

7'10" x 7'10" (2.40 x 2.40)

Fitted with a white four-piece suite comprising a corner shower cubicle with fitted shower, bidet, low level wc and a pedestal hand wash basin with white tiled walls and floor, space and

plumbing for washing machine, extractor fan and radiator.

LOUNGE

20'5" x 11'1" (6.22 x 3.38)

Of excellent proportions with continuation of stylish oak effect flooring, feature natural stone carved fireplace with an inset electric fire, two double glazed windows to the front elevation, radiator, TV aerial point and part-glazed oak double doors opening to:

DINING ROOM

13'8" x 10'0" (4.17 x 3.04)

With ample space for dining table and featuring continuation of the stylish oak effect flooring with display recess, double glazed door and side windows opening onto the rear garden, central heating thermostat, radiator and understairs storage cupboard. Door to:

KITCHEN

10'4" x 10'1" (3.15 x 3.08)

Fitted with a modern range of oak effect base and eye level units and drawers finished with black natural stone effect square edged work surfaces with matching upstands with further cream tiled splashbacks, inset stainless steel one and half bowl sink unit with chrome mixer tap. A range of integrated appliances include a glazed and stainless steel oven, four-ring stainless steel gas hob with extractor canopy above, integrated dishwasher and space for fridge/freezer. Cupboard housing wall mounted gas fired boiler, downlighters, further understairs storage, double glazed window to the rear elevation.

FAMILY ROOM

13'4" x 10'11" (4.07 x 3.32)

The property has been extended to the rear to create a generous third reception room, currently used as a family room with continuation of stylish oak effect flooring, radiator and double glazed french doors with side windows opening to the rear garden.

FIRST FLOOR LANDING

Access to the loft space and doors to:

BEDROOM ONE

11'5" x 11'2" (3.48 x 3.41)

Measurements include a range of freestanding wardrobes, radiator and double glazed window to the side elevation.

BEDROOM TWO

11'4" x 10'5" (3.45 x 3.18)

A further double bedroom with measurements excluding built-in wardrobe, radiator and double glazed window to the rear elevation.

BEDROOM THREE

8'9" x 8'0" (2.66 x 2.43)

Radiator and double glazed window to the front elevation.

BEDROOM FOUR

8'10" x 7'2" (2.68 x 2.19)

Measurements exclude a built-in wardrobe, radiator and double glazed window to the rear elevation.

BATHROOM

7'0" x 5'6" (2.14 x 1.67)

Fitted with a white three-piece suite comprising a panelled bath with wall mounted mixer tap over with separate shower above, pedestal hand wash basin with low level wc, white tiled walls and floor, shaver point, airing cupboard housing hot water tank and laundry shelves, radiator and double glazed window to the side elevation.

OUTSIDE

FRONT

The property is set back from the cul-de-sac behind an established front garden laid predominantly to lawn with pathway leading to the front door extending to the side of the property providing gated access to the rear garden.

GARAGE

24'1" into recess x 8'3" (7.34 into recess x 2.52)

A generous garage with scope for conversion, subject to the relevant consents being obtained, with the option to convert the rear of the garage to a utility room. Metal up and over door, power and light, personal door to the reception hallway. Driveway to the front of the garage providing off-road parking for one vehicle.

REAR GARDEN

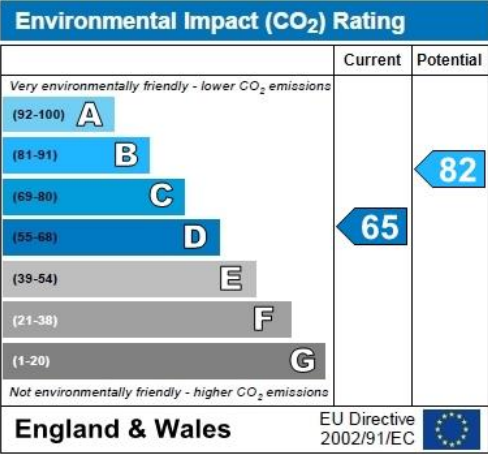
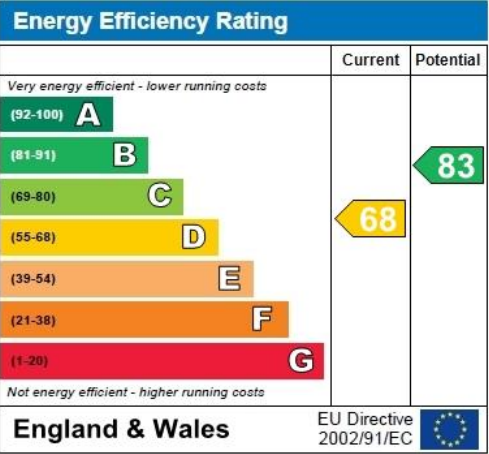
A pleasant rear garden enjoying a private aspect backing onto mature woodland, laid predominantly to lawn with paved terrace and pathway extending to the rear with the garden enclosed by picket style fencing.

TENURE AND COUNCIL TAX

The Tenure of this property is FREEHOLD.

The Council Tax Band is "E" and the amount payable for the year 2017/18 is £1,951.10.







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