



PUTTERILLS

est. 1992

119 Letchmore Road
Old Town, Stevenage SG1 3PS
£449,995

THREE BEDROOM VICTORIAN SEMI-DETACHED HOME, EXTENDED AND MODERNISED WHILST RETAINING A NUMBER OF PERIOD FEATURES, WITHIN EASY WALKING DISTANCE OF THE OLD TOWN.

A rare opportunity to purchase a deceptively spacious, extended three bedroom Victorian cottage finished to an excellent standard whilst retaining a number of period features. Conveniently situated within the heart of the Old Town, within easy walking distance of the historic High Street and the mainline railway station beyond, the Cottage boasts a generous landscaped rear garden and the advantage of a driveway providing off-road parking for one vehicle. The accommodation comprises a generous open-plan lounge with feature fireplaces and wood burning stove, a modern fitted kitchen opening to a spacious dining room, a practical study/family room, downstairs cloakroom/wc, utility room, first floor landing leading to three bedrooms and an impressive four-piece family bathroom including a cast iron roll top freestanding bath and a separate shower cubicle. The generous landscaped rear garden is a further highlight of the property being well maintained with a substantial limestone paved terrace. Further practical benefits include gas fired central heating, UPVC double glazing and UPVC soffits, weather-boards and a replacement felt roof to the extension. Viewing highly 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 together with Stevenage mainline train station with fast regular trains to London Kings Cross (23 mins).

THE ACCOMMODATION COMPRISES

Double glazed front door opening to:

LOUNGE 22'4" x 13'5" (6.81m x 4.09m)

The original lounge and dining room have been combined to create an open-plan main living area featuring exposed wooden floorboards complemented by two original brick built feature fireplaces with brick hearths one of which has been fitted with a wood burning stove, a double glazed bay window to the front elevation, TV and phone points and two radiators. Storage cupboard below the staircase with a meter cupboard opposite. Period door to:

KITCHEN 12'6" x 8'6" (3.81m x 2.59m)

Fitted with a comprehensive range of modern cream "shaker" style base and eye level units and

drawers finished with solid butchers block wooden work surfaces with an inset white ceramic Belfast sink with carved drainer and a counter-mounted mixer tap. Stylish ceramic tiled floor complemented by tiled splashbacks with appliances including an integrated dishwasher with a freestanding electric oven incorporating a gas hob and a fridge/freezer (possibly available by separate negotiation), stainless steel extractor canopy, double glazed window to the rear elevation, double panelled radiator, part-glazed door to the study whilst the kitchen units create a natural division between the kitchen and dining room.

DINING ROOM 12'11" x 8'0" **(3.94m x 2.44m)**

Providing ample space for a generous dining table, two radiators, continuation of stylish ceramic tiled flooring. Staircase rising to the first floor. The dining room opens to the rear lobby with a double glazed window to the rear elevation and double glazed door to the rear garden. Door to utility room and cloakroom/wc.

UTILITY ROOM 5'9" x 5'2" **(1.75m x 1.57m)**

Space and plumbing for kitchen appliances, wall mounted gas fired boiler, coat hanging space and double glazed door to the rear garden.

CLOAKROOM / WC

Fitted with a wall mounted hand wash basin and a low level wc with chrome push button flush, tiled splashback, period style patterned floor tiling and double glazed window to the rear elevation.

STUDY 11'3" x 6'6" (3.43m x 1.98m)

A third flexible reception room which could be used as a study or a family room with a radiator and double glazed window to the front elevation.

FIRST FLOOR LANDING

Access to a boarded loft space

with fitted ladder, linen cupboard and doors to:

BEDROOM ONE 12'8" x 9'4" **(3.86m x 2.84m)**

Measurements include a feature arched recess, radiator and two double glazed windows to the front elevation.

BEDROOM TWO 11'3" x 6'7" **(3.43m x 2.01m)**

Featuring dual aspect double glazed windows to both front and rear elevations and a radiator.

BEDROOM THREE 7'9" x 7'6" **(2.36m x 2.29m)**

Currently being used as a study with a radiator and double glazed window to the rear elevation.

BATHROOM 8'0" x 7'11" (2.44m x 2.41m)

A generous family bathroom featuring a white four-piece suite comprising a low level wc, pedestal hand wash basin, a freestanding cast iron roll top bath with claw feet and a separate corner shower cubicle with fitted dual valve rain shower, chrome towel radiator, white tiled walls to half height, contrasting black and white tiled flooring, shaver point and double glazed window to the rear elevation.

OUTSIDE

FRONT

The property is set back from the road behind a driveway providing off-road parking for one vehicle behind a low brick decorative wall with a pathway extending past low maintenance borders leading to the covered porch and the front door. Gated access to the rear garden.

REAR GARDEN

The rear garden has been landscaped with an impressive two-tiered limestone paved terrace with contrasting block paved edging extending to a limestone paved pathway leading to the bottom of the rear garden with a well maintained lawn to the side, shrub borders, trellis screening part concealing a generous wooden garden shed with a number of specimen trees to the rear enhancing the private nature of the garden. The remainder of the garden is enclosed by wooden panelled fencing. Outside lighting and gated access to the front elevation.

TENURE, COUNCIL TAX AND EPC

The Tenure of this property is FREEHOLD.

The Council Tax Band is "D" and the amount payable for the year 2018/19 is £1,688.92.

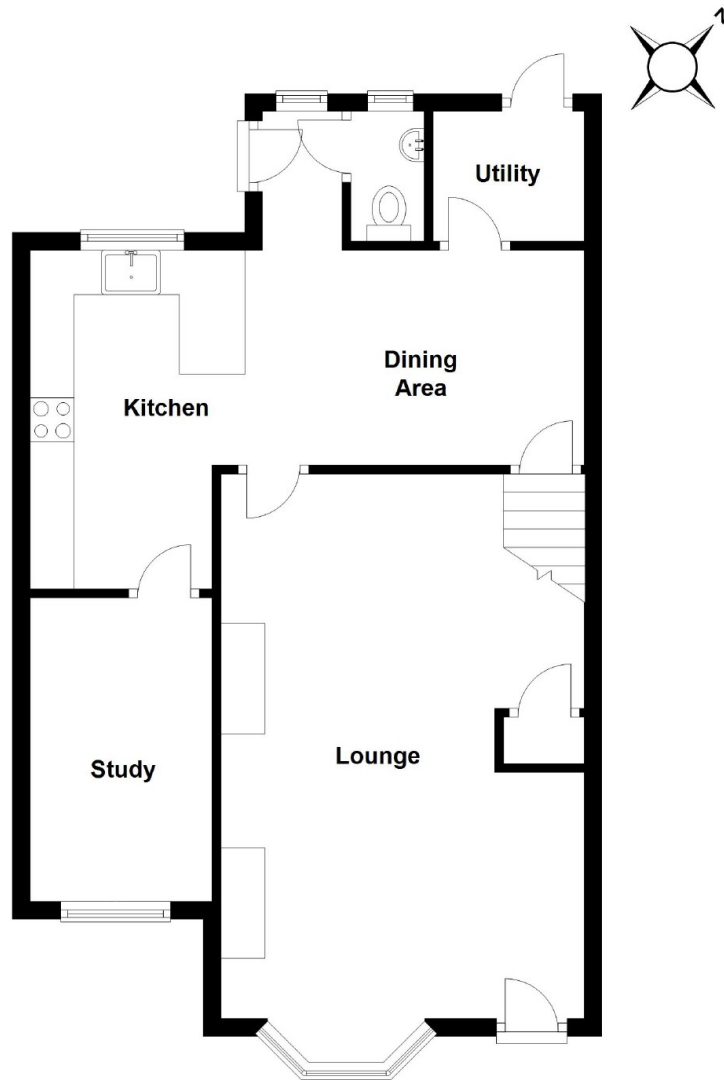
The EPC Rating is "F".



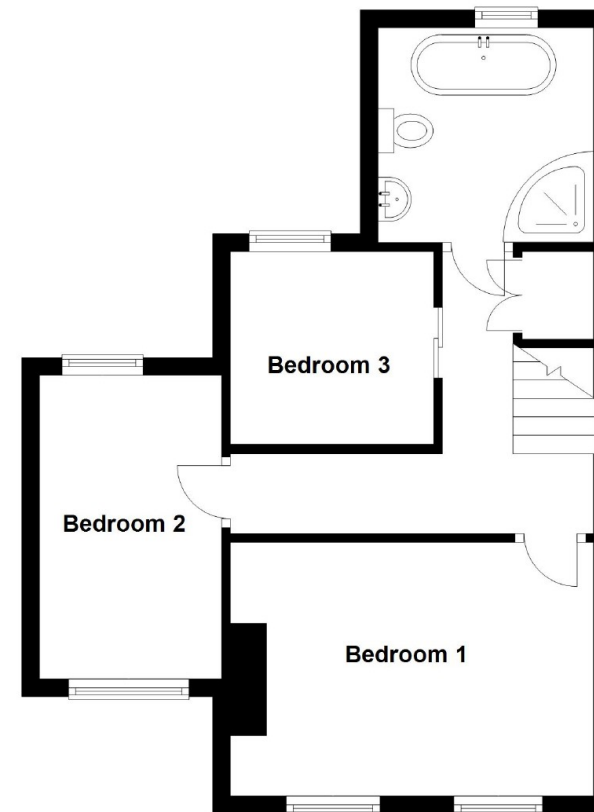




Ground Floor



First Floor



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