



PUTTERILLS

est. 1992

8 Lincoln Road, Stevenage, SG1 4PJ
Offers in excess of £270,000

* STAMP DUTY EXEMPT FOR FIRST TIME BUYERS *

A competitively priced CHAIN FREE four bedroom terraced home enjoying a pleasant position tucked away on the outskirts of this popular Pin Green turning enjoying a pleasant open aspect overlooking St Nicholas Park. Whilst the property does require a degree of modernisation, there are a number of improvements including gas central heating, double glazing and well maintained low maintenance gardens to both the front and rear of the property make this home an ideal first time purchase or a viable Buy to Let investment. The extended accommodation comprises a reception hallway, downstairs cloakroom/wc, an extended dining/family room, kitchen, spacious lounge, rear lobby/study area and first floor landing leading to four bedrooms and a separate bathroom and wc. Viewing recommended.

LOCATION

Stevenage comprises both the New and Old Towns and is conveniently situated within easy access of 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 and a public library. In addition the area is well served by a good selection of local primary and secondary schools. 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

UPVC double glazed front door to:

ENTRANCE HALLWAY

Walk-in coats cupboard with shelf and hanging rail. Sliding door to the dining/family room with further door to:

DOWNSTAIRS CLOAKROOM

Fitted with a wall mounted hand wash basin with cupboard below, low level wc and double glazed window to the front elevation.

DINING / FAMILY ROOM 5.59

The original dining room and

reception hallway have been combined and extended creating a spacious flexible reception room with measurements including the staircase to the first floor, part-divided by a decorative archway with sliding door to the kitchen, glazed door and window to the rear lobby and further door to the lounge. Two radiators, double glazed window to the front elevation and doors to:

KITCHEN 2.91 x 2.51 (9'7" x

Fitted with a range of wooden grain base and eye level units and drawers finished with wooden trimmed rolled edge

work surfaces with an inset stainless steel sink unit, freestanding oven and fridge/freezer (included in the sale) with space and plumbing for a washing machine. Tiled surrounds and double glazed window to the front elevation.

LOUNGE 6.18 x 3.13 (20'3" x Recently replastered ceiling and decorated with newly laid carpet. Radiator. Dual aspect provided by double glazed windows to both the front and rear elevations.

REAR LOBBY 2.34 X 2.11 (7'8" Wide rear lobby with study space and double glazed sliding patio doors opening to the rear garden. Further double glazed window to the side elevation.

FIRST FLOOR LANDING

Radiator, access to the loft space and door to:

BEDROOM ONE 3.45 x 3.17 Measurements exclude a built-in cupboard/wardrobe with fitted shelves and double glazed window to the rear elevation.

BEDROOM TWO 3.28 x 3.14 A further double room with double glazed window to the

rear elevation.

BEDROOM THREE 2.82 x 2.25

Double glazed window to the front elevation.

BEDROOM FOUR 2.90 x 1.76

Measurements exclude built-in wardrobe/cupboard housing the wall mounted gas fired boiler and a separate airing cupboard with hot water tank and laundry shelves. Double glazed window to the rear elevation.

BATHROOM 1.76 x 1.65 (5'9"

Fitted with a wall mounted hand wash basin with vanity cupboard below and a tiled panelled bath with mixer tap and shower attachment, radiator, wooden laminate flooring, tiled walls and double glazed window to the front elevation.

SEPARATE WC

Fitted with a low level wc, white tiled walls and double glazed window to the front elevation.

OUTSIDE FRONT

The property enjoys a pleasant position whilst situated on the edge of this popular Pin Green turning enjoying an open aspect

overlooking St Nicholas Park. The low maintenance front garden is laid predominantly to slate shingle interspersed with mature shrubbery enclosed by perimeter hedging with gated access to the front.

REAR GARDEN

An attractive low maintenance paved rear garden flanked by well stocked flower and shrub tiered borders with covered wooden archway and gated access to the rear. Part screened wooden decked seating area, part covered wooden arch with pathway and gate providing access to the rear of the property.

PARKING

There are ample residents parking bays to the rear of the property.

TENURE, COUNCIL TAX AND

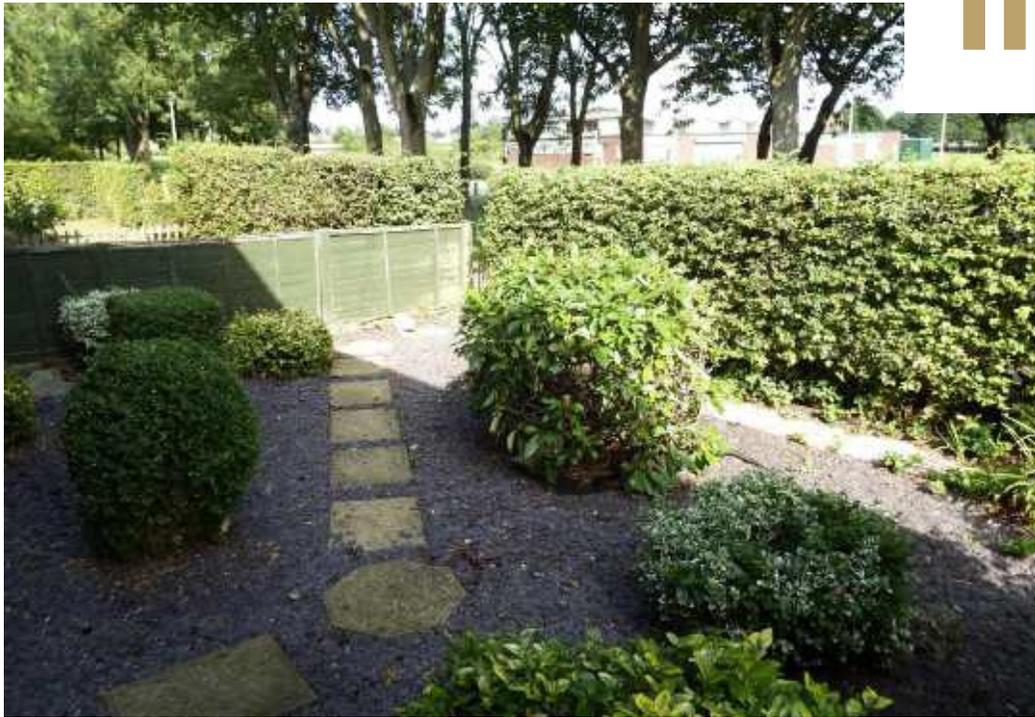
The Tenure of this property is FREEHOLD.

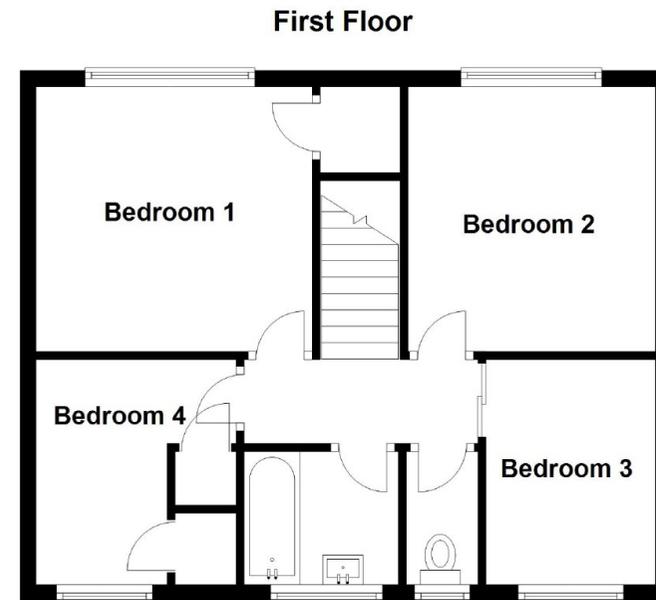
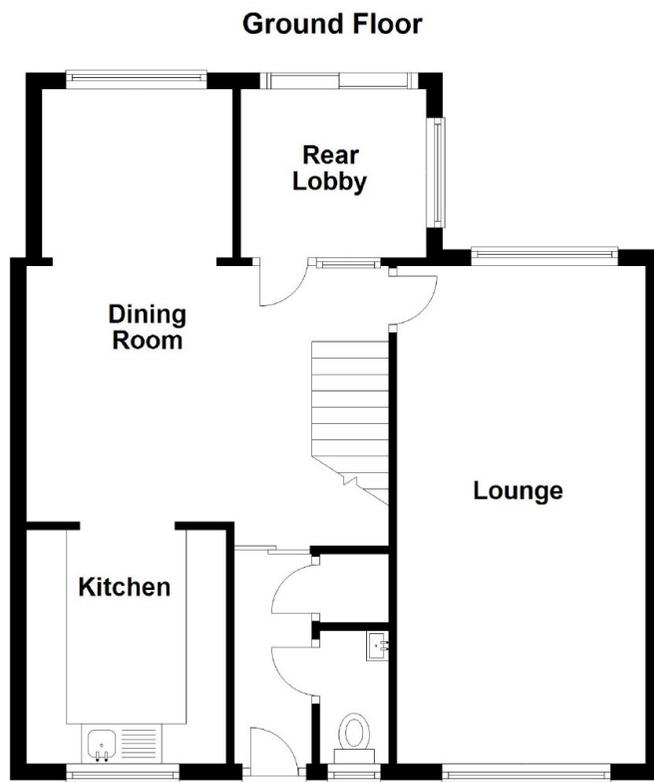
The Council Tax Band is "C". The amount payable for the year 2019/20 is £1563.12.

The EPC Rating is D.









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