



The Leas

Baldock,
Hertfordshire, SG7 6HZ
OIEO £475,000

country
properties

We are delighted to offer to market this spacious 3 bedroom semi-detached family home, ideally located on The Leas in Baldock. The property benefits from a single-storey rear extension and offers further potential for extension or reconfiguration subject to the usual planning permissions. While well maintained throughout, the property would benefit from some cosmetic updating, allowing the new owners to personalise the space to their own taste.

Upon entry, you are greeted by an enclosed porch area with space for shoes and coats. Leading on from the porch is the entrance hall with stairs rising to the first floor. To the left, you will find the spacious living room complete with a large bay window to the front aspect flooding the room with natural light. French doors lead through to the generous L-shaped dining room, which in turn benefits from further French doors opening out to the rear garden, creating a fantastic entertaining space.

Accessed from the dining room is the well-sized kitchen, fitted with a range of wall and base units, integrated appliances and ample work surfaces. Leading on from the kitchen is a utility room running the full length of the property with doors providing access to both the front and rear gardens. A conveniently located ground floor shower room complete with a walk in shower, WC and hand wash basin completes the downstairs accommodation.

Upstairs, the property offers 2 spacious double bedrooms and a smaller third double bedroom, ideal as a child's room, guest bedroom or home office. All bedrooms benefit from fitted wardrobes for added convenience. The bedrooms are served by a spacious family bathroom complete with a full sized bath, double shower enclosure, WC and hand wash basin.

Externally, the property continues to impress with a generously proportioned rear garden mainly laid to lawn with mature planting and a raised patio area directly abutting the house. At the bottom of the garden is a substantial shed complete with power and lighting, offering potential to be insulated and utilised as a home office, workshop or summer house. A second smaller shed located on the patio provides additional storage space.

To the front, the property benefits from a large driveway providing off-road parking for multiple vehicles.

This property would be ideal for families looking for a spacious home with excellent potential in a highly desirable location. Early viewing is highly recommended, as properties in this area tend to sell quickly.

Agent's Notes

This property is of non standard construction.

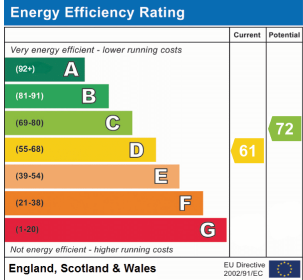
(All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per property, payable by the applicant(s).)

- 2 Spacious reception rooms
- Semi-Detached - 3 Bedrooms - 2 Bathrooms
- Off road parking for multiple cars
- Potential to further extend, reconfigure or improve STPP
- Generous plot in a desirable location
- Council Tax Band C - EPC Rating D
- CHAIN FREE









All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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