



Pinnocks Lane

Baldock,
Hertfordshire, SG7 6DL
OIEO £485,000

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We are delighted to offer to market this immaculately presented 3 bedroom period property, ideally located on the highly coveted Pinnocks Lane in Baldock. Situated just moments from the High Street and within easy walking distance of the mainline train station and local schools, this exceptional home combines period charm with beautifully presented modern living.

Upon entry, you are greeted by a bright and spacious entrance hall with ample space for coats and shoes. At the end of the hallway, stairs rise to the first floor, while to the right you will find the impressive living/dining room, forming the heart of the home. This generous reception space is filled with character, featuring period details, a striking copper-mantled fireplace and dual-aspect windows overlooking both the front and rear of the property.

Accessed from the dining area is the beautifully appointed kitchen, fitted with a range of timeless Shaker-style wall and base units, a Belfast sink, Range Master cooker and integrated appliances. A useful walk-in larder provides additional storage and versatility, while a door to the rear leads directly out to the garden.

Upstairs on the first floor, the property offers 2 generously proportioned double bedrooms, together with a stunning family bathroom comprising a walk-in shower enclosure, freestanding claw-foot bath, WC and hand wash basin. A separate cloakroom with WC and hand wash basin provides additional convenience.

The second floor is occupied entirely by an impressive loft bedroom, creating a wonderful private retreat. The room benefits from excellent proportions and striking views over the rear garden from its Juliet balcony.

Externally, the property continues to impress with a fully enclosed rear garden, mainly laid to lawn and bordered by mature planting. A large timber shed provides valuable additional storage and offers the potential to be used as a workshop, summer house or home office. A generous L-shaped patio wraps around the rear of the property and kitchen, providing an excellent space for outdoor dining and entertaining.

To the front, a charming courtyard garden provides space for bicycle storage, while a shared pathway leads through to the rear garden.

Presented in turnkey condition and requiring no further work, this exceptional period home is ready for the new owners to move straight in and enjoy. Properties of this character and in such a sought-after location are rarely available, making early viewing highly recommended to avoid disappointment.

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).

- Immaculately Presented Period Property
- 3 Bedrooms – 1 Bathroom – 1 Cloak Room – 2 Reception Rooms
- Located Just Off The High Street & A Short Walk From The Train Station
- Turn Key Condition – Ready To Move In
- Generous Rear Garden & Patio
- Council Tax Band D – EPC Rating D









Approximate total area⁽¹⁾
1000 ft²

Reduced headroom
16 ft²

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		85
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

England, Scotland & Wales

EU Directive 2002/91/EC

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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