



2 Bed Terraced in Lamb Meadow, Arlesey, SG15 6RY | £245,000

Gothic

Estates.com

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VIDEO



## Key Features

- Extended 2 double bedroom home
- 2 car parking, 1 allocated + 1 at front
- Generous Conservatory adds great space
- South facing low-maintenance garden
- Re-fitted Kitchen, Re-fitted Bathroom
- Built-in oven, hob & microwave
- Gas central heating & double glazing
- See WALK-THROUGH VIDEO here...

## Description

SOLD SOLD SOLD

\* EXTENDED with large Conservatory \* Two DOUBLE bedrooms \* Parking FOR TWO \* Modern high gloss fitted Kitchen/Diner \* Built-in oven/hob/microwave \* Conservatory could be separate Dining Room \* Low-maintenance SOUTH-FACING garden \* See WALK-THROUGH VIDEO here...

This two double bedroom home has been extended with a spacious Conservatory at the back and an Entrance Hall at the front to provide a great feeling of space. You can get a small to medium car at the front of the house plus there is another private allocated space in the parking area.

The home is in good decorative order and both the Kitchen and Bathroom have been re-fitted. Gas central heating is by combi boiler and double glazing is fitted throughout. The conservatory really has added a lot of useful space offering potential use as a separate Dining Room, making the Kitchen seem even more roomy. Both bedrooms take double beds and wardrobes.

The back garden here has been attractively landscaped with shingle, paving and specimen shrubs. It faces south and the trees at the back have recently been cut back to maximise daily sunshine. A gate at the back leads to the 2nd parking space.

Arlesey Station 1.6 miles  
Letchworth centre 3.3 miles  
Hitchin centre 4.7 miles

## Location

Arlesey is a large village just North of the Beds/Herts border, surrounded by countryside yet within easy reach of the A507 and A1(M). The village offers a range of local shopping, pubs and food outlets and significantly a Mainline Railway station with direct travel to London St. Pancras in under 40 minutes. Dating back as long as the 1086 Domesday Book, there is a broad range of home styles and building eras - something for everyone! Gothic Mede Academy provides Primary education in the middle of the village, with numerous Secondary options including Etonbury Academy on the Arlesey/Stotfold border. Further facilities and shopping are available within a few miles in the larger towns of Letchworth Garden City and Hitchin to the South.



## Ground Floor

Entrance Hall -

Living Room - 15' 5" x 11' 6" (4.71m x 3.53m) Max measurements

Kitchen / Dining Room - 11' 7" x 10' 10" (3.55m x 3.31m) Max measurements

Conservatory/Dining - 12' 4" x 8' 7" (3.78m x 2.64m)

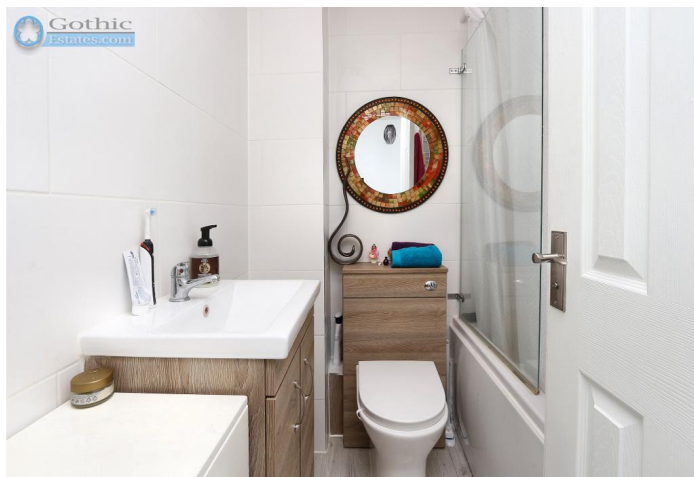
## First Floor

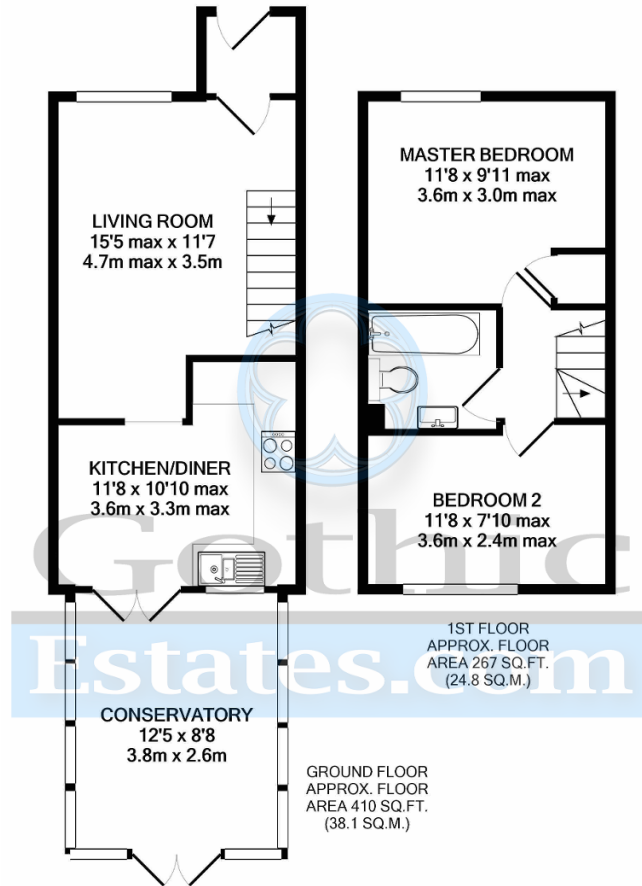
First Floor Landing -

Master Bedroom - 11' 7" x 9' 10" (3.55m x 3.01m) Max measurements

Bedroom 2 - 11' 7" x 7' 10" (3.55m x 2.4m) Max measurements

Bathroom - 5' 7" x 5' 6" (1.72m x 1.68m)





TOTAL APPROX. FLOOR AREA 677 SQ.FT. (62.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	