



Larkins Close, Baldock, SG7 5DG
£350,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this immaculately presented two bedroomed bungalow that really is ready to move straight into. Not only is the bungalow beautifully presented, but its situated in a great location as it backs on to open countryside offering uninterrupted views and exudes peace and quiet.

As you enter the property there is an entrance lobby that is a great area for coats and shoes but could also double up as a utility area should you need to utilise the space. The entrance hall has access to the loft which is part boarded and insulated with a drop down ladder. There is also a handy storage cupboard. The lounge has a nice light and airy feel with a large picture window to the front and again a handy storage cupboard. A fitted kitchen with built in oven and hob, Bosch washing machine and a wall mounted Worcester Combi boiler with Hive heating and is less than one year old. Bedroom one is a good size at 12'6 and affords views to the lovely rear garden and has an array of fitted bedroom furniture. Bedroom two is 9'4. The shower room has been re-fitted to a high standard.

As already mentioned, the rear garden is peaceful and is well maintained and has wonderful views to open countryside. There is also a useful timber storage shed.

To the front there is a block paved driveway providing parking for one car.

Now the location is great. A two minute walk to Baldock mainline station with direct access to London and the historic town centre with all its shops and amenities is just a 10 minute walk.

Given the condition of the property, we believe it will appeal to first time buyers that want a property they can move into or someone who wants one level living set in a great location.

Early viewing is highly recommended.

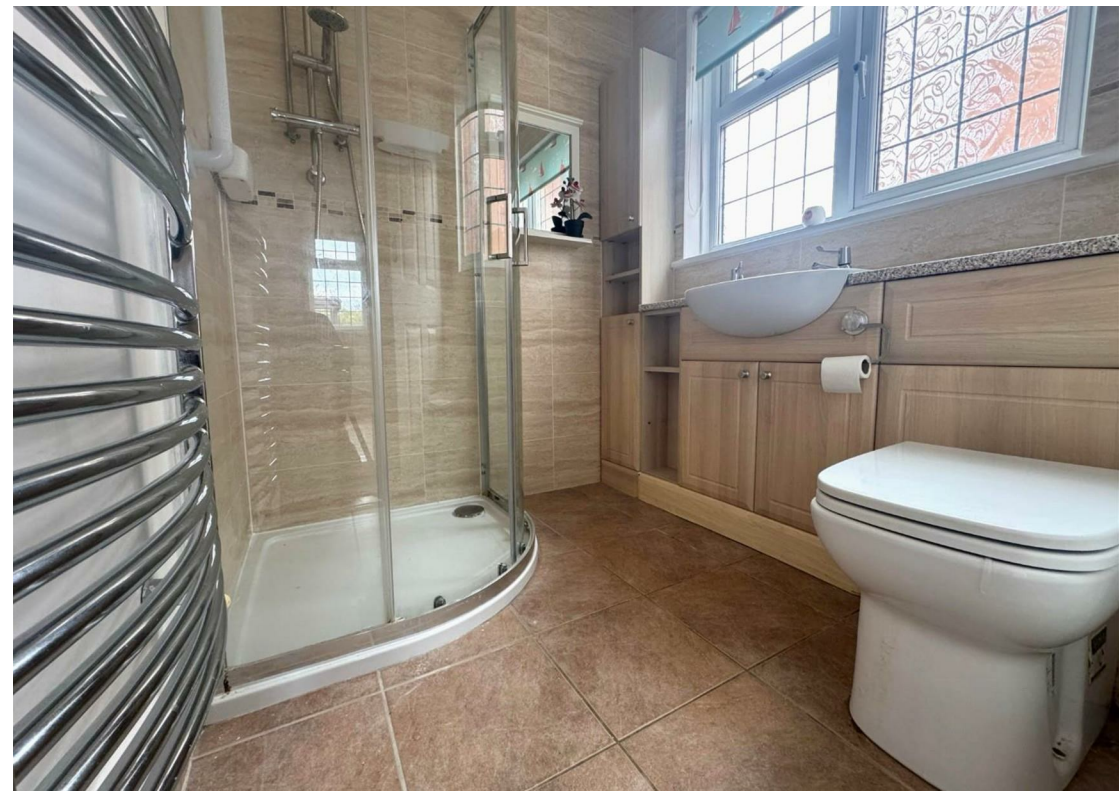
CHAIN FREE

Entrance

Entrance Lobby

8'9 x 3'3 (2.67m x 0.99m)

Entrance Hall





Lounge
16'7 x 9'8 (5.05m x 2.95m)

Kitchen
9'2 x 5'6 (2.79m x 1.68m)

Bedroom One
12'5 x 8'9 (3.78m x 2.67m)

Bedroom Two
9'4 x 6'6 (2.84m x 1.98m)

Shower Room

Outside

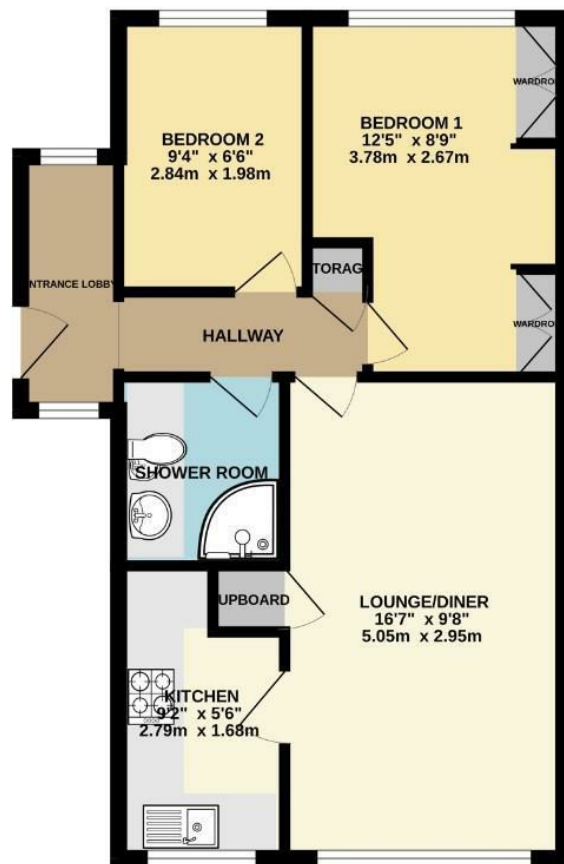
Front Garden

Rear Garden

Parking

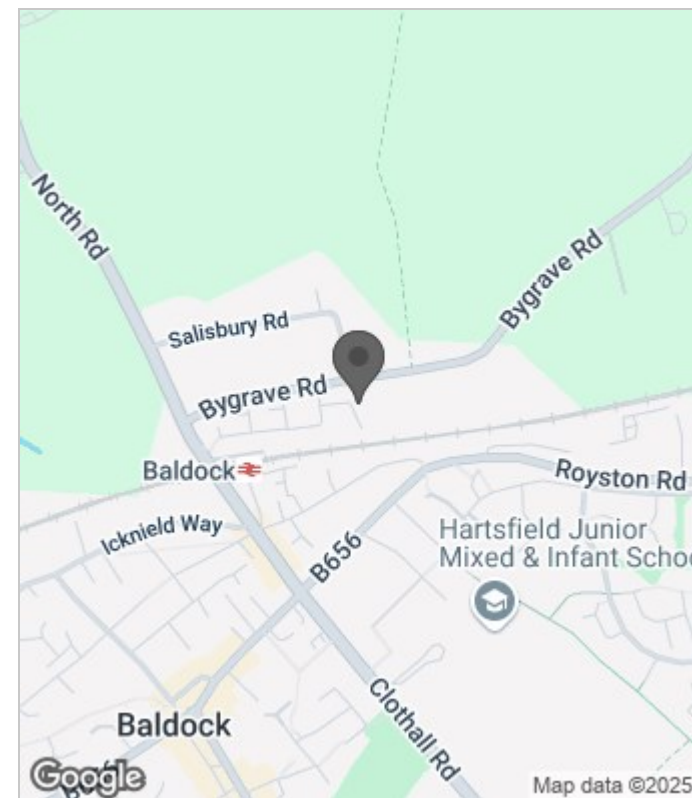


GROUND FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 482 sq.ft. (44.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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