



NORGANS

Surveyors & Estate Agents

41 HOUSE LANE  
ARLESEY





## 41 House Lane

Arlesey

Bedfordshire SG15 6XX

Guide Price £450,000

BEST AND FINAL OFFERS 5PM TUESDAY 24TH  
MAY 2022

A professionally renovated detached double fronted 1930's bungalow located at Church End Arlesey, within a short walk of the Railway Station.

This stunning home has been renovated pretty much top to bottom with insulated internal walls, new electrics, heating, and windows are but a few of the major benefits. Internally the layout has been re-mapped into a three bedroom, two bathroom facility along with a vast open plan kitchen living room with triple aspect including bi-fold doors opening onto the West facing gardens. New kitchen and bathroom suites, new floor coverings, internal doors etc. railed front garden, parking for 2/3 cars on the graveled driveway and an enclosed rear garden with large sandstone terrace with synthetic lawn.

**CHAIN FREE SALE!!**

### Viewing

By appointment with Norgans Estate Agents.







**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

Storm Porch with entrance door opening to:-

**Hall**  
17'0" x 7'2" (5.2m x 2.2m)  
Engineered Oak flooring. Radiator. Recessed lighting. Storage cupboard.

**Cloakroom**  
6'2" x 2'11" (1.9m x 0.9m)  
Fitted with a white suite comprising low level W.C and washbasin.  
Towel radiator. Part wood panelled walls. Oak effect flooring. Extractor fan. Recessed lighting. Open plan to:-

**Kitchen/Living Space**  
32'1" x 12'9" (9.8m x 3.9m)  
A fabulous open plan space with triple aspect windows to front and side. Feature fireplace. Two radiators. Engineered Oak flooring.

The Kitchen is fitted with a range of brand new shaker style floorstanding and wall mounted units with extensive cupboards and drawers. Oak worksurfaces. Twin bowl stainless steel sink unit with mixer tap over. Integrated fridge freezer (not tested). Integrated hob (not tested) with extractor hood over (not tested). Integrated double oven (not tested). Integrated washing machine (not tested). Integrated dishwasher (not tested). Central island with further storage units. Cupboard housing gas fired boiler (not tested). Bi-fold doors opening to the West facing sun terrace and garden.

**Bedroom One**  
16'8" x 10'5" max (5.1m x 3.2m max)  
Loft access hatch. Recessed lighting. Radiator. Window to rear. Door to:-

**En-Suite**  
Newly fitted with a white suite comprising large shower enclosure, low level W.C and vanity washbasin. Towel radiator. Tiled floor. Tiled walls. Recessed spotlights. Window to rear.

**Bedroom Two**  
12'9" x 10'9" max (3.9m x 3.3m max)  
Radiator. Window to front. Door to Jack and Jill Bathroom.

**Bedroom Three**  
12'9" x 9'2" max (3.9m x 2.8m max)  
Wardrobe. Shelved recess. Radiator. Window to side. Door to Jack and Jill Bathroom.

**Jack & Jill Bathroom**  
7'2" x 4'11" (2.2m x 1.5m)  
Accessed from Bedrooms Two and Three. Fitted with a white suite comprising shower bath, low level W.C and vanity washbasin. Part wood panelled walls. Tiled floor. Towel radiator. Recessed spotlights. Extractor fan.

**OUTSIDE**  
**Parking**  
Gravelled driveway to the side providing off-street parking for 2-3 cars.

**At the Front**  
Neat hard landscaped garden area enclosed by metal railings. Gated access to the entrance door. Gated side footpath to the rear.

**Rear Garden**  
Attractive low maintenance garden West facing garden with large sandstone sun terrace. Synthetic lawn with timber edgings. Gravelled area. Outside tap. Gated access to the side driveway. Offering a good degree of privacy and enclosed by closeboarded fencing.

**FLOOR PLANS**  
Please note that the floor plans are not to scale and are intended for illustrative purposes only. Any dimensions given are approximate. Therefore the accuracy of the floor plans cannot be guaranteed.

**COUNCIL TAX BAND**  
We are advised that the Council Tax Band for this property is Band E. This information was obtained from the Valuation Office Agency - Council Tax Valuation List displayed on the Internet.

**EPC RATING**  
Current E; Potential C.

**FLOOR AREA**  
Approx 106sqm. Please note that this measurement has been taken from the EPC, and may not include any unheated areas (e.g. conservatory, integral garage etc).

**SERVICES**  
All mains services are understood to be installed and connected. Please note that we have not tested any services installations or appliances.

**VIEWINGS**  
Whilst COVID-19 restrictions have been removed and there is no longer a requirement to wear a mask, or self isolate if you test positive for COVID-19, we would ask that if you feel unwell, please stay at home and reschedule the appointment.

**GDPR**  
Please be aware as part of our COVID19 safe procedures, prior to booking any viewing Norgans may request more comprehensive personal information from you in respect of your ability to purchase, your general health and that of your family/close contacts. This information will be retained only for as long as it is required to protect the safety of our vendors and staff from COVID19 infection.

Any information you provide Norgans will be protected by the General Data Protection Regulation ("GDPR") legislation. By agreeing to a viewing, you are confirming that you are happy for Norgans to retain this information on our files. Your personal, financial and health information will never be shared with any third parties except where stated in our Privacy Policy.

You can ask for your information to be removed at any time.

Our Privacy Policy & Notice can be viewed on our website [www.norgans.co.uk](http://www.norgans.co.uk).

## Ground Floor

