



Leggett Grove, Stevenage, SG1 3RL

£375,000



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## Leggett Grove, Stevenage

A well-presented three-bedroom link-detached home located on the sought after road of Leggett Grove. Recently redecorated throughout with new carpets, the property offers a fresh, modern feel and is ready to move straight into. The accommodation includes a comfortable living/dining room, contemporary bathroom and well-proportioned bedrooms, making it ideal for families or those needing extra space.

Further benefits include garage and driveway for one car, the advantage of being offered chain free, and a peaceful position on a no-through road, all while remaining within easy walking distance of Stevenage Old Town and its range of shops, cafés and amenities.











#### **Porch:**

Cupboard housing meters, double glazed window to side and door to:

#### **Entrance Hall:**

Radiator, stairs to first floor and doors to:

#### **Kitchen:**

9'1 x 8'6

Fitted with a range of base and wall units with contrasting worksurface incorporating one and half bowl with mixer tap and drainer, four ring gas hob with extractor fan over, built in oven, fridge/freezer and dishwasher, appliance space for washing machine, radiator and double glazed window to front.

#### **Living/Dining Room:**

17'2 x 14'10

Double glazed window to rear, sliding doors opening to rear, two radiators and cupboard.

#### **WC:**

Low level WC, wash hand basin with mixer tap, radiator and double glazed window to side.

#### **First Floor Landing:**

Cupboard, double glazed window to side, loft access and doors to:

#### **Bedroom One:**

12'5 x 8'6

Double glazed window to front, radiator and built in wardrobes.



#### **Bedroom Two:**

9'2 x 7'6

Double glazed window to rear, radiator and built in wardrobes.

#### **Bedroom Three:**

7'10 x 7'1

Double glazed window to rear and radiator.

#### **Bathroom:**

6'7 x 6'1

Low level WC, wash hand basin with mixer tap, panel enclosed bath with mixer tap, double glazed window to front, tiled throughout and radiator.

#### **Garden:**

Laid to lawn with paved patio seating area and enclosed by panel fencing, access to garage, pedestrian gated side access and outside light.

#### **Garage:**

16'2 x 8'10

With up and over door, power and light.

#### **Driveway:**

Providing parking for one car.

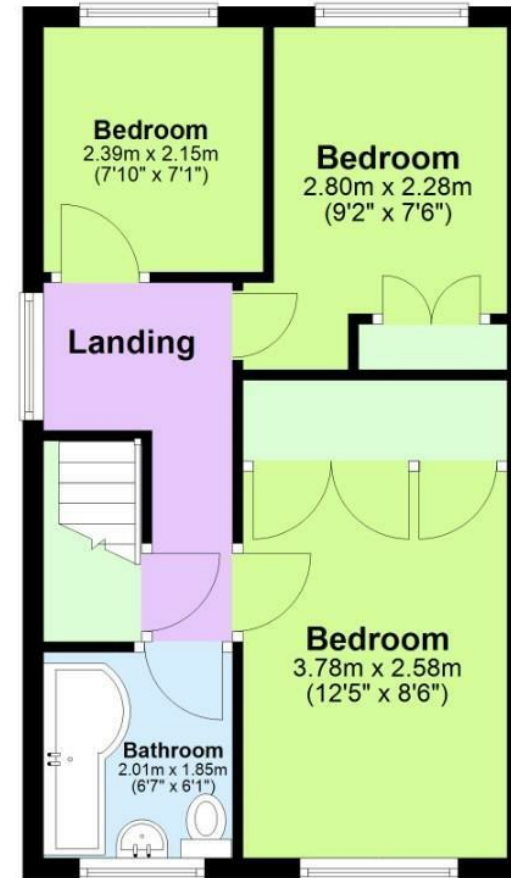
## Ground Floor

Approx. 52.7 sq. metres (567.7 sq. feet)





## First Floor

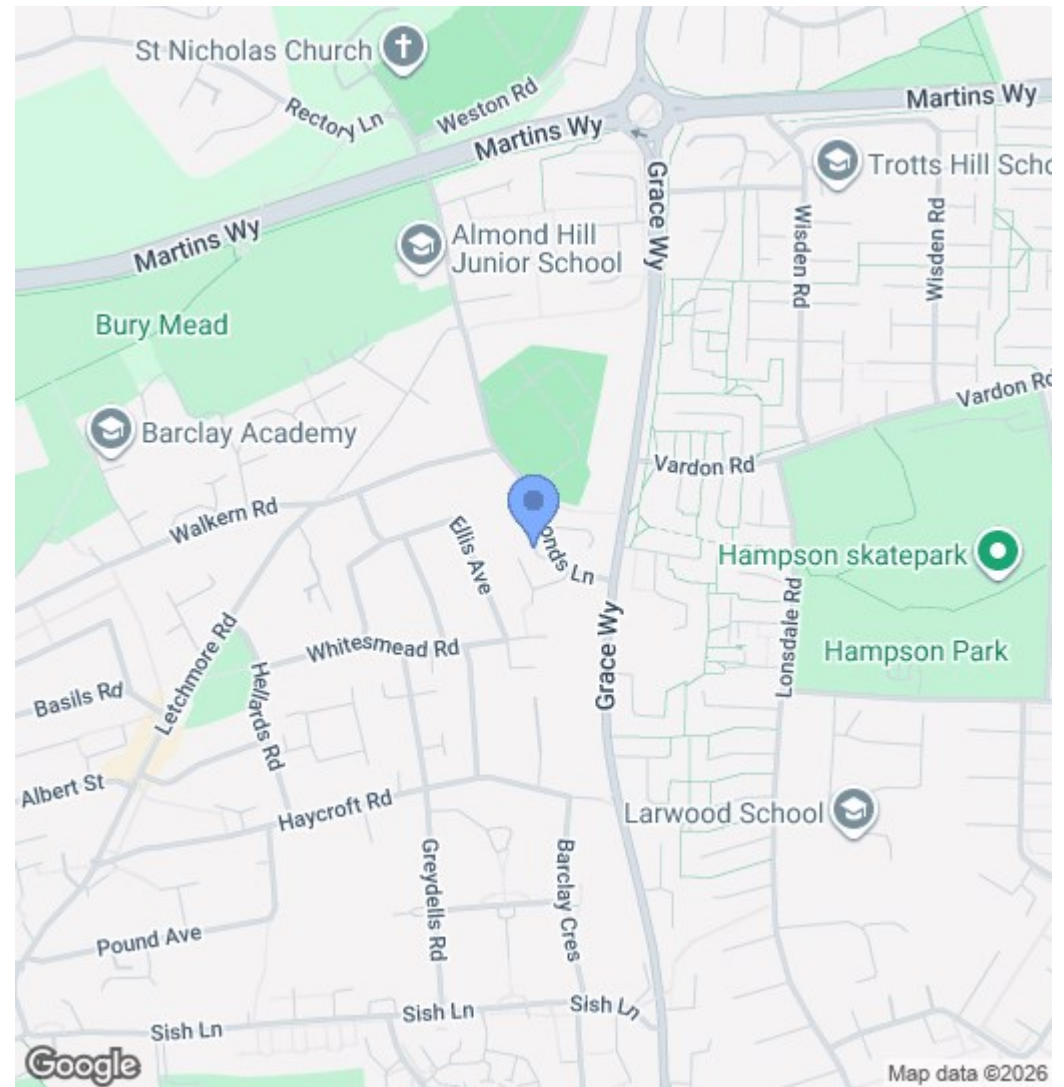
Approx. 36.7 sq. metres (395.4 sq. feet)



Total area: approx. 89.5 sq. metres (963.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		
EU Directive 2002/91/EC		



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4. Potential buyers are advised to recheck the measurements before committing to any expense.
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