



Lingfield Road, Stevenage, SG1 5SH

£325,000



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# Lingfield Road, Stevenage

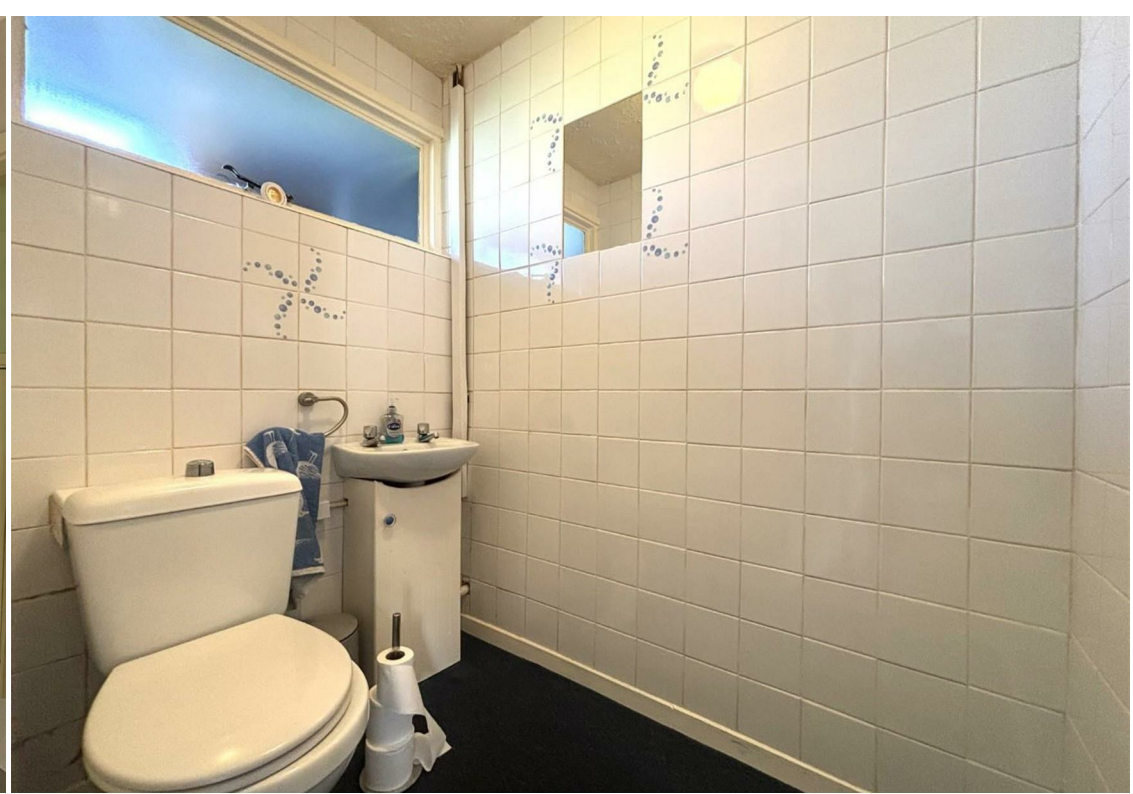
Nestled on Lingfield Road in the vibrant town of Stevenage, this charming terraced house presents an excellent opportunity for those seeking a project to make their own. The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. With three well-proportioned bedrooms, it is ideal for families or those looking for extra room.

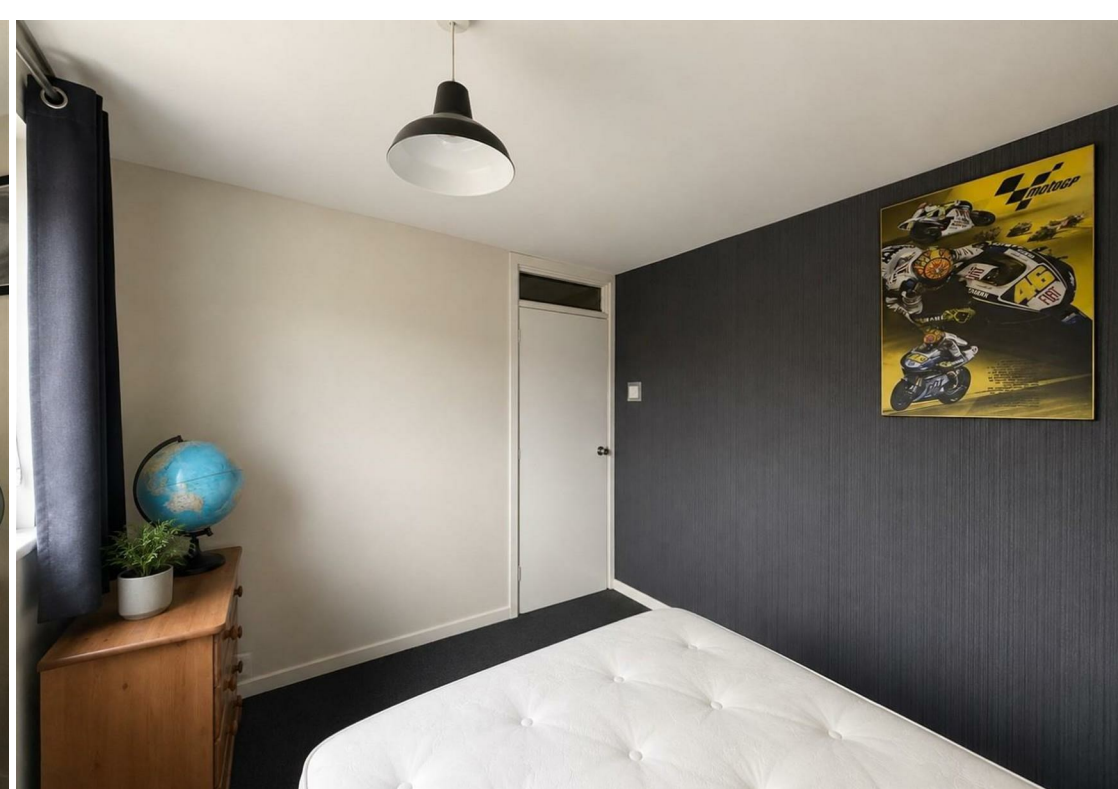
The house features a single bathroom, which, along with the rest of the property, is in need of modernisation, allowing you to tailor the space to your personal taste and style. An extension at the front enhances the living area, offering additional versatility.

For those with vehicles, the property includes parking for one vehicles, along with a garage, ensuring convenience and security for your transport needs. Being chain-free, this home allows for a smoother transition, making it an attractive option for prospective buyers.

With its potential for transformation and prime location, this property is a fantastic opportunity for anyone looking to invest in a home that they can truly make their own. Don't miss the chance to explore the possibilities that await in this delightful Stevenage residence.







Front door into:

**Reception Room:**

17'6 x 8'2

Under stairs cupboard, UPVC double glazed window to side, radiator, opening and doors to:

**Living Room:**

14'4 x 10'7

UPVC double glazed window to front and radiator.

**Kitchen/Dining Room:**

16'4 x 9'1

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating sink with mixer tap and drainer, built in ovens, appliance space for dishwasher, UPVC double glazed window to front and UPVC double glazed sliding doors to rear.

**WC:**

6' x 4'

Low level WC, wash hand basin with mixer tap and tiled throughout.

**Rear Utility:**

Under stairs cupboard, door opening to garden and door to:

**Utility Room:**

9'6 x 6'3

Appliance space for washing machine, with power and light.

**First Floor Landing:**

Loft access and doors to:

**Bedroom One:**

16'4 x 9'1

Dual aspect UPVC double glazed windows to front and rear, radiator and cupboard.

**Bedroom Two:**

10'11 x 9'1

UPVC double glazed window to front, radiator and cupboard.

**Bedroom Three:**

11'1 x 7'

UPVC double glazed window to rear, radiator and cupboard.

**Bathroom:**

Low level WC, wash hand basin with mixer tap, walk in shower with mixer tap, tiled throughout and opaque UPVC double glazed window to front.

**Garden:**

Mainly laid to lawn and enclosed by panel fencing, access to garage and pedestrian gated side access.

**Garage and Parking:**

18'1 x 8'7

With up and over door, power, light and parking space in front.

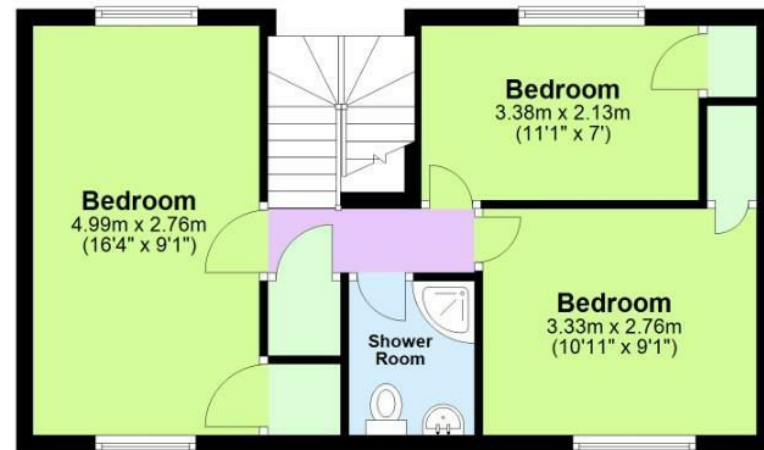
### Ground Floor

Approx. 70.6 sq. metres (760.2 sq. feet)





### First Floor

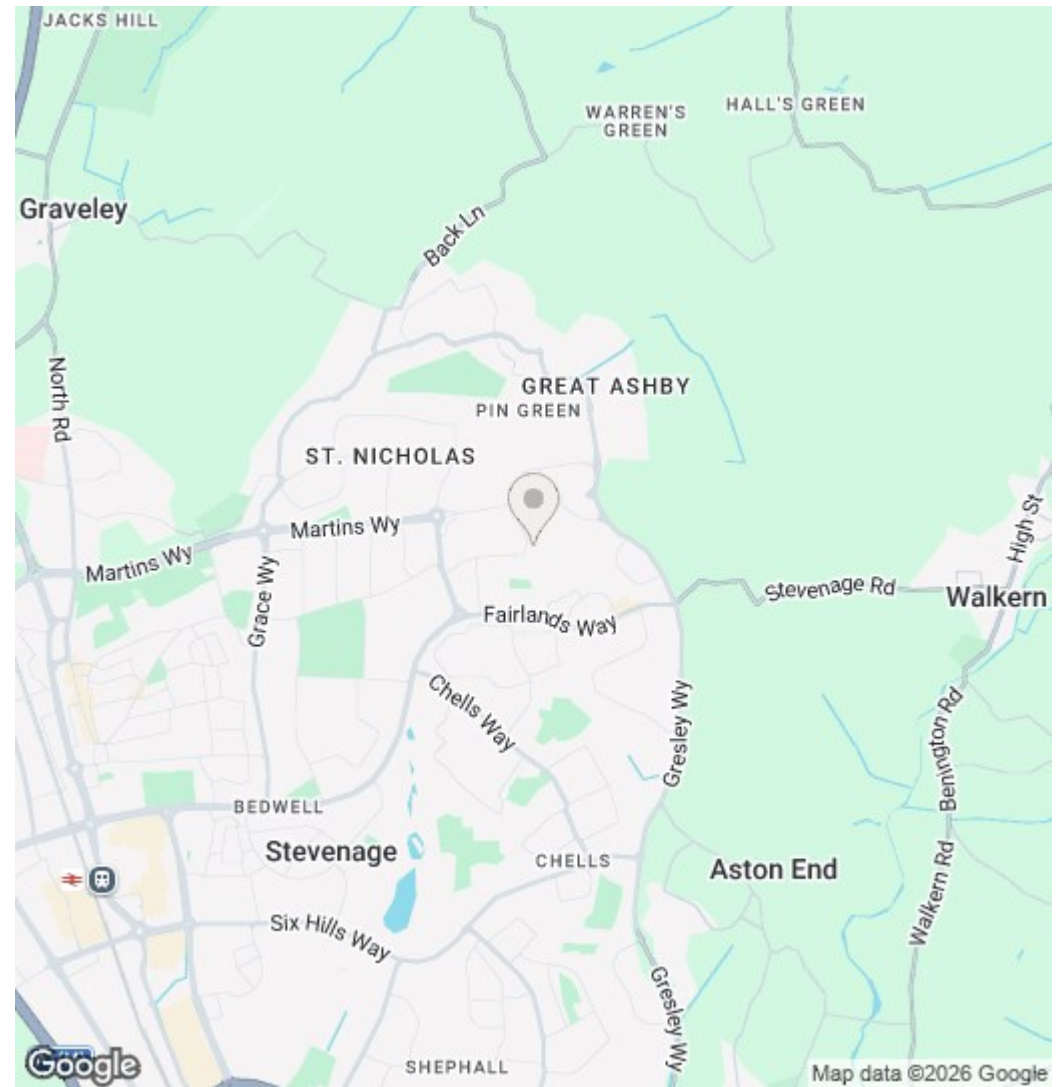
Approx. 39.5 sq. metres (425.7 sq. feet)



Total area: approx. 110.2 sq. metres (1185.9 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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2. These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and must be considered incorrect.
3. Potential buyers are advised to recheck measurements before committing to any expense. No equipment, fixtures, fittings or services have been checked, it is in the buyers interests to check the working condition of any appliances.
4. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.
5. To conform with the Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers, prior to any offer being formally accepted and a memorandum of sale being issued. We require all buyers to pay a fee of £30 inc vat to Mather Estates. You will then be required to provide your name, address, email, date of birth and ID to our nominated third party to confirm your identity.

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