



**Kennedy
& Foster**

92 Lonsdale Road
Stevenage
SG1 5ET
£400,000

- MUCH IMPROVED AND EXTENDED
- 3 GOOD SIZED BEDROOM PROPERTY
- CLOAKROOM AND BATHROOM
- OPEN PLAN KITCHEN AND DINING AREA
- LOUNGE
- PLAYROOM
- STUDY/UTILITY
- SOLAR PANELS



This MUCH IMPROVED and EXTENDED 3 GOOD SIZED BEDROOM PROPERTY SITUATED in the Pin Green area of Stevenage. The property must be viewed internally to fully appreciate what the property offers. Accommodation. Entrance hall, cloakroom, study / utility room, Open Plan Kitchen and Dining room with underfloor heating, lounge, and playroom, 3 bedrooms and bathroom. Contact Kennedy & Foster the sole agents to arrange your viewing of this gorgeous home.

FRONT DOOR INTO:

ENTRANCE PORCH

With electric socket. Door to:

ENTRANCE HALL

Coving, consumer unit, radiator, stairs to first floor landing. Doors to:

CLOAKROOM

Close coupled W.C, wash hand basin with cupboard under, tiled to half height, resin penny flooring, coving to ceiling.

UTILITY ROOM/STUDY

9' 11" x 9' 10" (3.02m x 3m) Wall base and larder cupboard with work surfaces over, stainless steel single drainer sink unit, space for washing machine and dishwasher, radiator, coving to ceiling, uPVC double glazed window to front.

LOUNGE

16' 08" x 10' 06" (5.08m x 3.2m) Coving to ceiling, radiator. Opening to:

PLAYROOM & DINING ROOM

PLAYROOM AREA

9' 01" x 9' 01" (2.77m x 2.77m) Radiator, uPVC double glazed window to front.

DINING ROOM AREA

9' 11" x 7' 06" (3.02m x 2.29m) Sky light, underfloor heating, uPVC double glazed window and French doors to rear garden, coving to ceiling.

KITCHEN/BREAKFAST ROOM

17' 07" x 10' 07" (5.36m x 3.23m) Wall, base and drawer units with work surfaces over, 1 1/2 bowl sink unit with mixer tap, integrated dishwasher, double oven, gas hob and extractor hood over, space for American style fridge/freezer, dual aspect uPVC double glazed windows, vertical radiator.

FIRST FLOOR LANDING

Storage cupboard with light housing boiler and storage, loft access. Doors to:

BEDROOM ONE

14' 04" x 9' 10" (4.37m x 3m) uPVC double glazed windows to rear, radiator, coving to ceiling, door to shelved storage cupboard with light.

BEDROOM TWO

14' 01" x 8' 02" (4.29m x 2.49m) uPVC double glazed window to rear, coving to ceiling, radiator.

BEDROOM THREE

11' 08" x 6' 08" (3.56m x 2.03m) uPVC double glazed window to front, coving to ceiling, radiator, built in wardrobe with hanging rail.

BATHROOM

Panelled bath with shower screen, rainwater head shower and hand shower attachment, vanity basin with cupboard under, close coupled W.C, uPVC double glazed frosted window to front.

OUTSIDE

FRONT

Shingled, decorative circular paving leading to pathway to front door.

REAR GARDEN

Paved patio areas, laid to lawn, electric point, outside tap, shed with electric, gated rear access, outside lighting.



COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Stevenage Borough Council

%epcGraph_c_1_239%

OFFICE

2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

T: 01767 601122

E: sales@kennedyfoster.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements