



58 House Lane, Arlesey,  
Bedfordshire, SG15 6XX

£345,000

  
Residential Sales & Lettings

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A good sized family home in a sought-after street, located just a short walk from Arlesey mainline station to Kings Cross.

Boasting an approximate 120ft x 43ft rear garden, the property has plenty of scope for further improvement and extension (subject to planning permission) and has accommodation to include: entrance porch leading to entrance hall, separate lounge and dining rooms, refitted kitchen, large conservatory/lean-to, three bedrooms and family bathroom.

In addition, the property frontage can occupy off road parking for at least FIVE vehicles.

**NO UPWARD CHAIN.**

**VIEWING IS HIGHLY ADVISED.**

The property in further detail comprises: -

### **ENTRANCE HALL**

Stairs to first floor, access to lounge and dining room.



### **LOUNGE 17'0 x 11'0 (5.18m x 3.35m)**

Double glazed window to front aspect, radiator.

### **DINING ROOM 10'6 x 9'1 (3.20m x 2.77m)**

Double glazed window to front aspect, radiator.



### **KITCHEN 13'6 x 7'5 (4.15m x 2.26m)**

Fitted with a range of eye and base level cupboard and drawer units with surrounding work surfaces and an inset sink unit with drainer, breakfast bar, space for a fridge/freezer, plumbing and space for a slimline dishwasher and washing machine, built in range oven with extractor, under stairs cupboard radiator, double glazed window to rear aspect, door to:

### **CONSERVATORY/LEAN-TO 18'5 x 8'6 (5.61m x 2.59m)**

Tiled floor, door to garden, access to store cupboard.

## **FIRST FLOOR ACCOMMODATION**

### **LANDING**

Access to loft via hatch, double glazed window to rear aspect, over stairs cupboard.

### **BEDROOM ONE 11'4 x 11'2 (3.45m x 3.41m)**

Double glazed window to front aspect, radiator, fitted wardrobes.

### **BEDROOM TWO 12'7 x 9'4 (2.83m x 2.84m)**

Double window to front aspect, radiator, fitted wardrobes.

### **BEDROOM THREE 9'11 x 7'6 (3.02m x 2.29m)**

Double glazed window to rear aspect, radiator.



### **BATHROOM**

Fitted with a suite comprising of a low level WC, wash hand basin, panelled bath, fully tiled walls, double glazed window to rear aspect, radiator.

## OUTSIDE



### REAR GARDEN

Approximately 120ft long and 43ft wide (36.58m x 13.11m) Laid mainly to lawn with fenced and hedged boundaries, brick built outbuilding, block paved patio area, gated access to side leading to front.

### PARKING

Driveway to the front of the property giving parking for **at least five vehicles.**

### COUNCIL TAX

**Band C – Central Bedfordshire Council –  
2020/21 - £1772.20**

### AGENTS NOTE

*We have not tested the apparatus, equipment, fittings or services for this property. Interested parties should therefore satisfy themselves as to the condition of any such item considered material to the purchase. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error.*

**These details are a guide only and their accuracy is not guaranteed.**

**These are draft details yet to be approved by the vendors.**

### Energy Performance Certificate

EPC rating E

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