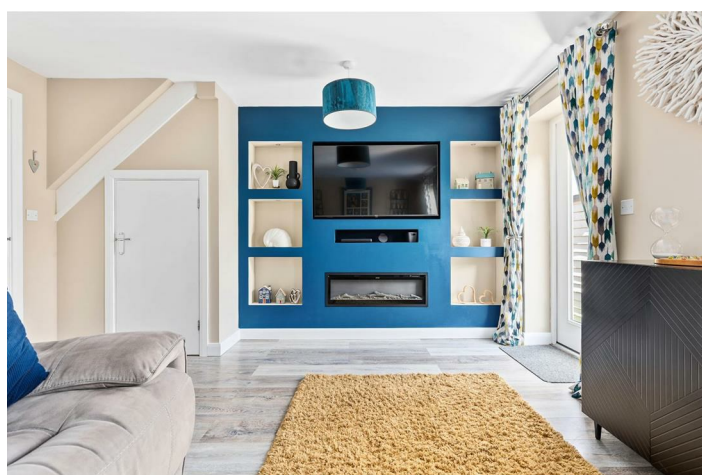


LEASEHOLD



House - Semi-Detached (EPC Rating: B)

**1 Drovers Lane, Stotfold, Hitchin, SG5 4RY**

**Shared Ownership**  
**£187,500**



First Step



# 3 Bedroom House - Semi-Detached located in Hitchin

**\*\* SHARED OWNERSHIP\*\*** Nestled in the tranquil surroundings of Drovers Lane, Stotfold, this immaculate semi-detached house offers a perfect blend of modern living and comfort. Built in 2017, the property spans an impressive 853 square feet and features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

The property boasts a well-appointed kitchen/diner, and low maintenance garden with two dedicated parking spaces.

Situated in a peaceful location, this home offers a serene retreat while still being within easy reach of local amenities and transport links. Shared ownership for only £187,500 for a 50% share, this property presents an excellent opportunity for first-time buyers or those looking to invest in a modern home.

## GROUND FLOOR

### Entrance Hallway

Door leading from front aspect. Wide board laminate flooring. Staircase to first floor and doors leading to:

### Cloakroom

Window to front aspect. White suite comprising: low level push button wc and wash hand basin. Continuation of wide board laminate flooring.

### Kitchen/Diner

16'2" x 8'3"

Window to front aspect. A range of wall and base white units with contrasting dark work surface and upstand. Integrated electric oven, gas hob and extractor hood with tiled splash back. Space and plumbing for washing machine and dishwasher, space for upright fridge/freezer. Stainless steel one and a half bowl sink and drainer, wall mounted gas boiler concealed in matching wall unit.

### Living Room

13'2" x 15'2"

Door and window to rear aspect. Bespoke media wall fitted with feature electric fire. Door to understairs storage cupboard. Continuation of wide board laminate flooring.

## FIRST FLOOR

### Landing

Wooden balustrade, carpet. Loft access. Doors leading to:

### Bedroom 1

12'8" x 8'7"

Window to front aspect. Carpet.

### Bedroom 2

14'2" x 8'7"

Window to rear aspect. Carpet.

### Bedroom 3

9'4" x 7'2"

Window to front aspect. Carpet.

### Bathroom

Window to rear aspect. White suite comprising: low level push button wc, fully tiled panelled bath with wall mounted shower and glass screen, pedestal wash hand basin with tiled splash back. Herringbone vinyl flooring.

## EXTERNAL

### Front Garden

Small stoned area with established shrubs. Storm porch, external light. Paved bin storage area.

### Rear Garden

Fence perimeters. Entertaining patio area with area to side of property laid to artificial turf and small wooden garden playhouse. Further wooden garden shed. Low level retaining wall incorporating flower bed and two steps up to picket fence area with further entertaining patio and lawn area laid to artificial turf. Side gated access to allocated parking space. Additional car port parking space.

## ADDITIONAL PROPERTY INFORMATION

Leasehold: 116 years remaining

50% share: £187,500

Service charge: £55.64 pcm

Rent: £543.06 pcm

Council Tax: Band D

EPC: Rating B





Mains utilities

Traditional brick and block construction

#### Local Area

This property is situated at the front of a peaceful no through road, with country walks and local parks just a few meters from the property.

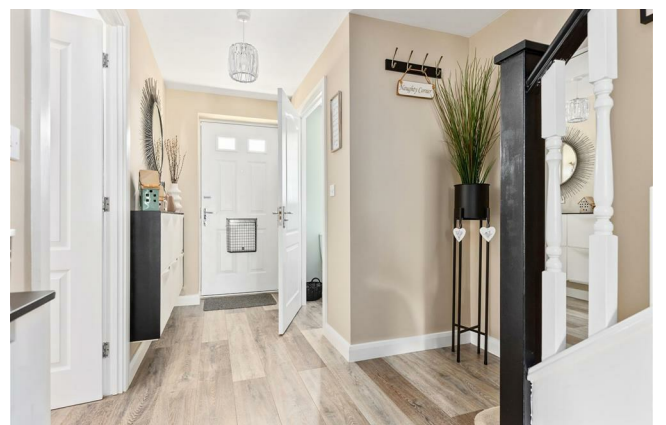
There are two lower schools in Stotfold, Roecroft lower school & St Marys Academy with nearby middle and upper schools of Etonbury Academy, Pixbrook Academy and the renowned Samuel Whitbread Academy.

Stotfold is centrally located to all major link roads A1, link roads to the M1 into London and Cambridge as well as Bedford and Milton Keynes. Fast train links into London Kings Cross & London St Pancras via Letchworth & Arlesey circa 38-44mins.

In Stotfold itself is a Co-op store, Pharmacy, Days Bakery, Doctors Surgery, Dentist, Library, Working Flour Mill with coffee shop, Nature Reserve and a variety of Pub/Restaurants

#### Agents Note

The particulars set out above only offers guidance to the property we are selling and does not constitute or form any part of a contract. Any services, equipment, fittings or central heating systems have not been tested and no guarantee is given to their working state. All measurements are approximate, no items should be ordered without specifically being measured first.

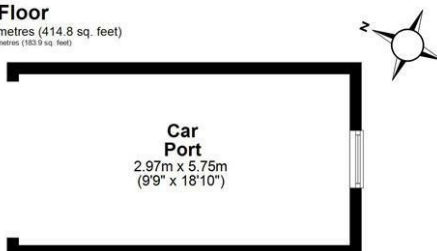






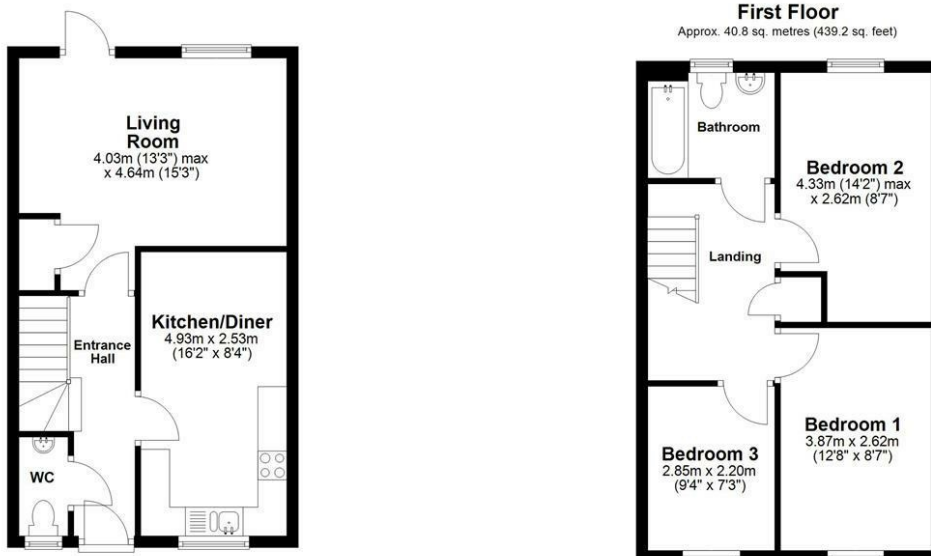
### Ground Floor

Main area: approx. 38.5 sq. metres (414.8 sq. feet)  
Plus car port, approx. 17.1 sq. metres (183.9 sq. feet)



### First Floor

Approx. 40.8 sq. metres (439.2 sq. feet)



Main area: Approx. 79.3 sq. metres (853.9 sq. feet)

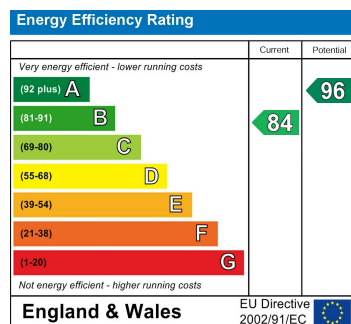
Plus car port, approx. 17.1 sq. metres (183.9 sq. feet)

Floor Plan measurements are approximate & for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warrant or representation as to the accuracy and completeness of the floor plan.  
Plan produced using PlanUp.

Council Tax Band

**D**

Energy Performance Graph



Call us on

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.



**First Step**