

FREEHOLD



House - Semi-Detached

# 18 PRIMROSE LANE, ARLESEY, SG15 6RD

Offers Over

£350,000

## FEATURES

- CHAIN FREE
- BACKING ONTO PADDOCK
- DRIVEWAY PARKING
- 3 DOUBLE BEDROOMS
- HOME OFFICE IN REAR OF GARAGE
- L-SHAPED KITCHEN WITH INTEGRATED APPLIANCES



 First Step

# 3 Bedroom House - Semi-Detached located in Arlesey

## INTERIOR

### GROUND FLOOR

#### Entrance Hallway

Door from front aspect. Ceramic tiled flooring. Full height to door to cupboard housing the Baxi boiler and consumer unit. Staircase to first floor. Ground floor doors leading to:

#### Lounge/Diner

18'5" x 14'2"

Dual aspect, window to front and patio doors to rear aspect. High quality luxury laminate flooring. Storage shelves. Door leading to Kitchen:

#### Kitchen L-shaped

10'7" x 9'4"

Window to rear aspect and door to side aspect. Wall and base cream coloured units with drawer pack and complementary work surface and tiled splash backs. Fold away extension to work surface. Integrated dishwasher, microwave, washing machine, oven, electric hob and extractor hood., Full height door to understairs storage cupboard, continuation of ceramic tiled flooring, shelved, power point. Continuation of ceramic tiled flooring.

#### Cloakroom

Window to side aspect. White suite comprising: push button wc, oval wash hand basin. White heated towel rail. Fully tiled walls and natural stone tiled flooring.

### FIRST FLOOR

#### Landing

Window to rear aspect. Carpet. Loft access - partially boarded, light, ladder.

#### Bedroom 1

11'6" x 11'1"

Window to front aspect. Built-in 3 door mirrored wardrobe, fitted with shelves and rails. Carpet.

#### Bedroom 2

12'4" x 8'4"

Window to front aspect. Built-in 3 door mirrored wardrobe, fitted with shelves and rails. Carpet.

#### Bedroom 3

11'1" x 6'7"

Window to rear aspect. Carpet.

#### Bathroom

Window to rear aspect. White suite comprising: double ended bath with concealed taps, shower head, shower control knobs & curtain rail, push button wc, large sink inset into 2 drawer vanity unit. Fully tiled natural stone walls with recess storage shelf. Wall mounted mirror/light fitted with shaver point, heated towel rail. Natural stone tiled flooring.

## EXTERNAL

#### Front Garden

Wall and low level railings to perimeter, paved steps to garden laid to lawn with planting and paved pathway to front door.

#### Rear Garden

Picket fence perimeter backing onto paddocks. Entertaining patio, with raised garden area laid to lawn. External light, tap, water butt.

#### Garage & Home Office

Detached purpose built garage and home office, with a "living green roof". Window to

side aspect, electric up and over door, storage shelves, fitted with light and power. Door leading to:

Home Office: Window to rear aspect, fitted with light and power, vinyl flooring.

### Parking

Driveway parking for 2 cars.

### ADDITIONAL PROPERTY INFORMATION

FREEHOLD

EPC: Rating D

Council Tax: Band C

Traditional brick and block construction

Mains utilities

### Local Area

The property is situated in the heart of Arlesey and benefits from the lovely open countryside close by with excellent cycle routes, whilst also being only a few minutes from the A1(M). Arlesey also benefits from a train service with fast trains to London's Kings Cross & London St Pancras (circa 35-45 mins).

Arlesey benefits from a local library, pharmacy, excellent takeaway restaurants and Fish & Chip shop, the local lower school, Gothic Mede Academy and several local pubs.

### Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All



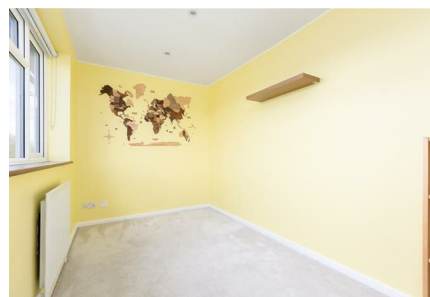
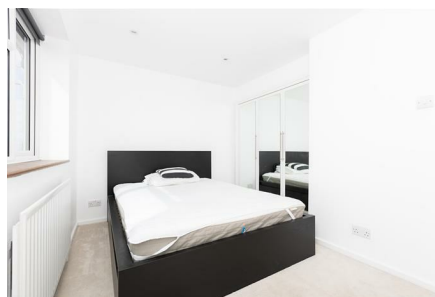


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6XP



measurements are approximate and therefore may be subject to a small margin of error.

These details are to be used as a guide only and their accuracy is therefore not guaranteed.

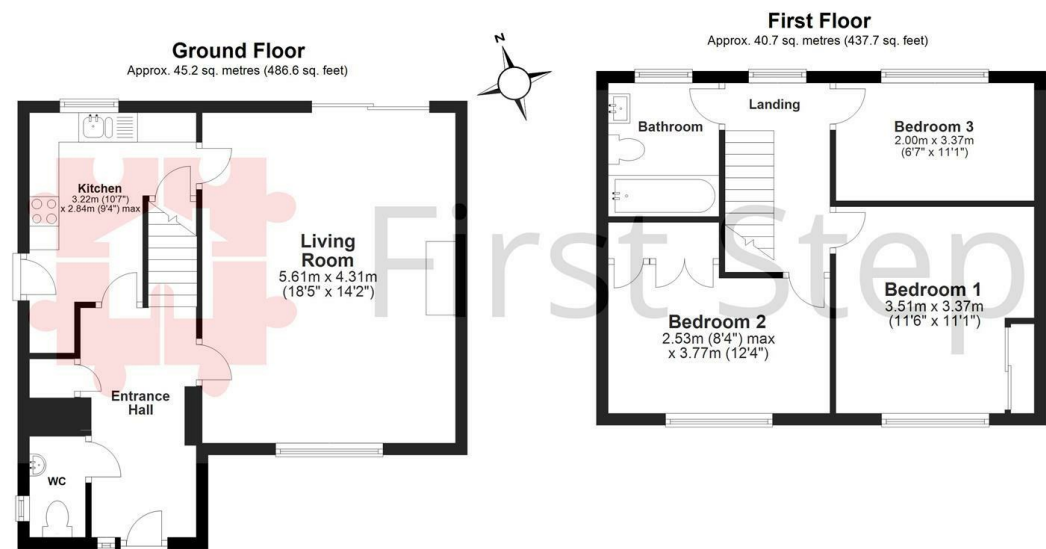


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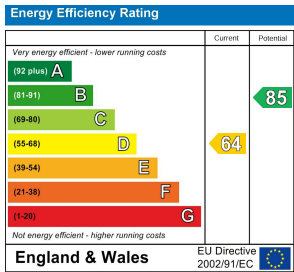
Council Tax Band

**C**



Total area: approx. 85.9 sq. metres (924.4 sq. feet)

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



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.