

# HUNTERS®

HERE TO GET *you* THERE



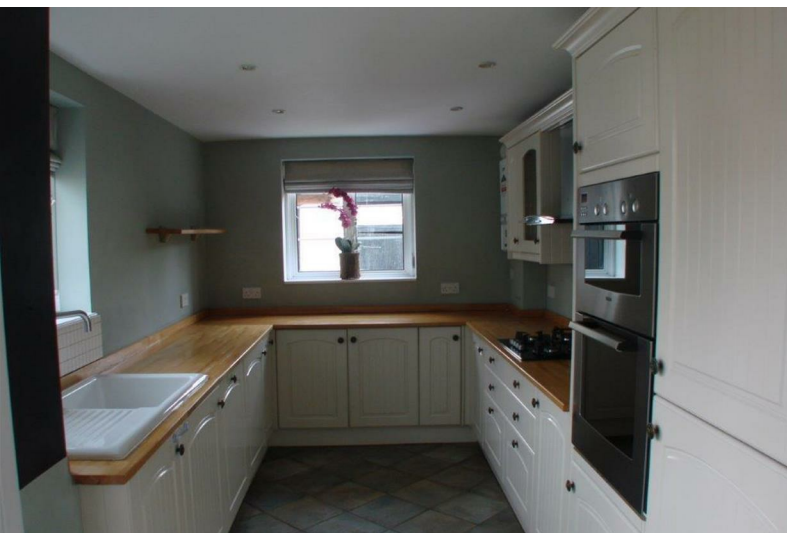
## West End

Ashwell, SG7 5PH

£1,795 Per Calendar Month



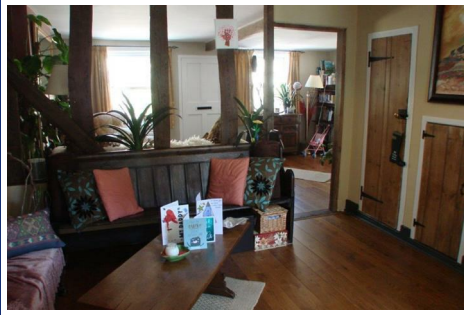
Council Tax: E



# 11 West End

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## LOUNGE

17'11" x 12'8" (5.46 x 3.86)

Well presented dual aspect room with sash windows to front and rear. Feature exposed brick & self cleaning woodburner. Exposed floor to ceiling beams exposing the dining room. Engineered oak flooring. Two radiators. Wall lights. Stairs leading to Cellar. Open Plan to 2nd reception room. Door to cloakroom. Trap door to cellar.

## CELLAR

Completely dry and tanked. Could be used as Games room, TV room, Gym or office.

## 2ND RECEPTION ROOM

11'7" x 8'11" (3.53 x 2.72)

Engineered oak flooring. Radiator. Period features and exposed beams. Stripped pine door to the understairs cupboard. Latch and brace door to the staircase. Timber door to kitchen. uPVC sash window to rear aspect. Radiator.

## DINING ROOM

16'2" x 10'0" (4.93 x 3.05)

Oak flooring. Two radiators. Double glazed sash window to front. French doors leading to the southerly facing garden and patio.

## CLOAKROOM

Enclosed wash hand basin. Toilet. Window to rear. Radiator.

## KITCHEN

16'7" x 8'4" (5.06 x 2.55)

Cottage style kitchen fitted with range of matching wall and base units with work tops over. Built in gas hob. Built in eye level double oven. Fridge/Freezer.

Under counter dual washer/dryer. Door and window to rear. Tiled splash backs. Tiled floor. French doors lead to Garden. Tiled area.

## BEDROOM ONE

15'5" x 11'4" (4.69 x 3.45)

Double bedroom with sash window to front. Carpeted. Radiator. Skylight. Timber door to:

## ENSUITE BATHROOM

8'6" x 3'10" (2.59 x 1.18)

Beautifully tiled with a double shower cubicle. Pedestal wash hand basin. Extractor fan. Heated towel rail. Inset spot lights.

## BEDROOM TWO

12'0" x 8'5" (3.66 x 2.57)

Double bedroom with sash window to front. Built in wardrobe. Carpeted. Cast iron feature fireplace. Radiator.

## BEDROOM THREE

8'11" x 7'9" (2.72 x 2.36)

Double bedroom with sash window to rear. Radiator. Built in wardrobe. Carpeted. Hatch to loft.

## BATHROOM

Lovely bathroom with a window to front. Exposed beams. Suite comprising free standing bath with shower attachment. Pedestal wash hand basin. Low level w.c. Heated towel rail. Inset ceiling spot lights. Wall mirror and shaver point. Radiator. Extractor fan. Wooden flooring.

## GARDEN

A lovely south east facing landscaped garden mainly laid to lawn with border. Gates side access. Directly

Tel: 01462 896148



behind the house, an attractive patio with lights. Log store. Outside tap. Small shed to side of the home office. Brick patio and path leading to:-

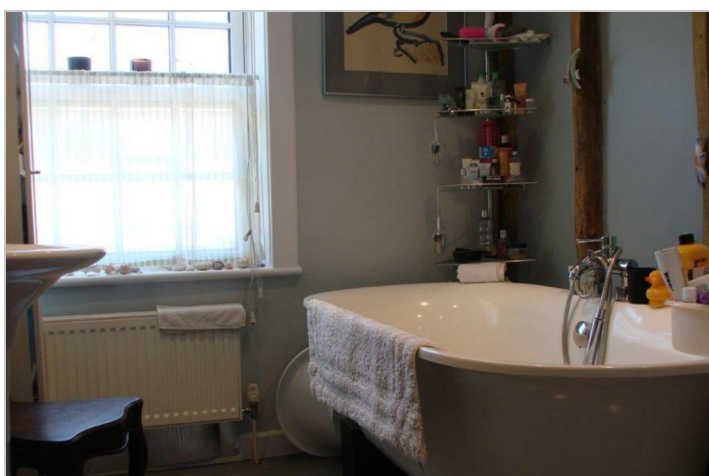
### HOME OFFICE

10'2" x 8'0" (3.10 x 2.44)

Insulated and cladded self contained home office or garden room. Window to front aspect. Light and power. Electric heating. Separate line and telephone point (not live).

### LOCATION

The property sits in a desirable village, close to a range of local amenities, including shops, pubs and restaurants. It is well situated for main commuter routes, with swift railway services to London and Cambridge approximately 1.9 miles away at Ashwell & Morden railway station, and 4.5 miles to Baldock. The house is 0.5 miles (5 minutes walk) from the excellent Ashwell Primary School and there are direct buses to local secondary schools.



Road Map



Hybrid Map



Terrain Map



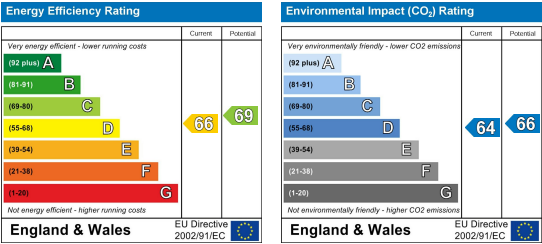
Floor Plan



Viewing

Please contact our Hunters Baldock Lettings Office on 01462 896148 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.