



# Lymans Road, Arlesey

£350,000 Freehold

2 bedroom semi-detached house for sale

## Description

For sale chain free, this fantastic two-bedroom semi-detached presents a brilliant chance to live in a spacious, cared for home with outstanding garden, summerhouses, driveway and detached garage—all within very close proximity to nature reserves, amenities, schools and the station.

Situated down a quiet road in the small yet well-connected town of Arlesey, nearby is Arlesey Common, where you can follow the River Purwell on foot on the Hicca Way trail. Via footpath just a few metres away is access to the fields behind, perfect for a shorter stroll or dog walk.

As soon as you step through the front door, you're greeted by light and airy accommodation. The hallway benefits from fitted storage cupboards, and the layout of the hall, lounge, dining room and kitchen allows for open flow through all ground floor rooms.

The lounge is great for all seasons, with natural light coming from the bay window, and warmth and cosiness from the wood-burning stove (installed in January 2021, with full certifications). Open to the dining room, the French doors from here give an even brighter, airier feel. With room for a six-person table and open to the kitchen, it's ideal to host dinners, especially in the warmer months, when you can open the French doors onto the patio for al fresco dining.

The kitchen is fitted in a range of modern white gloss units, laminate worktops and tiled splashbacks. Integrated appliances include an oven, grill, hob with extractor, and a dishwasher, plus space for a washing machine and fridge/freezer. There's a stainless steel Franke sink and drainer with mixer tap, set under the window for wonderful views over the garden. The attractive wood-style flooring is in both the kitchen and dining areas, and there's carpet to the lounge.

Heading upstairs, the landing has an alcove used as a reading nook, with space for a bookcase and chair. There are doors to the bedrooms and bathroom, as well as a



hatch to the loft. The master bedroom is generously size—so much so, the current owner considered adding an en suite. There's a full wall of built-in wardrobes and a further deep storage cupboard. Bedroom two, also large with a whole wall of built-in wardrobes, has the advantage of beautiful views across the garden and fields beyond.

The fully tiled contemporary bathroom is in excellent condition, with a three-piece suite comprising Roca sink with storage under, wc, and P-shaped bath with side taps, shower over and fitted glass screen. Extra features include a mirrored corner cabinet and a wide chrome towel rail.

To the front of the property, off-road parking can be found to the block-paved private driveway. At the end of the shared driveway to the side, double gates lead to a hardstanding and the detached single garage, for even more parking, or storage as is the case for most garages.

And last but absolutely not least is the tranquil garden. The scope to extend is clear to see—with such a lengthy garden, you could enlarge the home without affecting outdoor enjoyment. The summerhouse is used as a spare bedroom/office, however, there are lots of ways to make the most of this additional accommodation.

The owner loves his outside haven, which he landscaped during lockdowns, and that's also plain to see by how well-maintained each area is. The neat lawn is bordered by pebbled beds, and there's a lovely patch of poppies to one side, and a mini wildflower meadow to the rear.

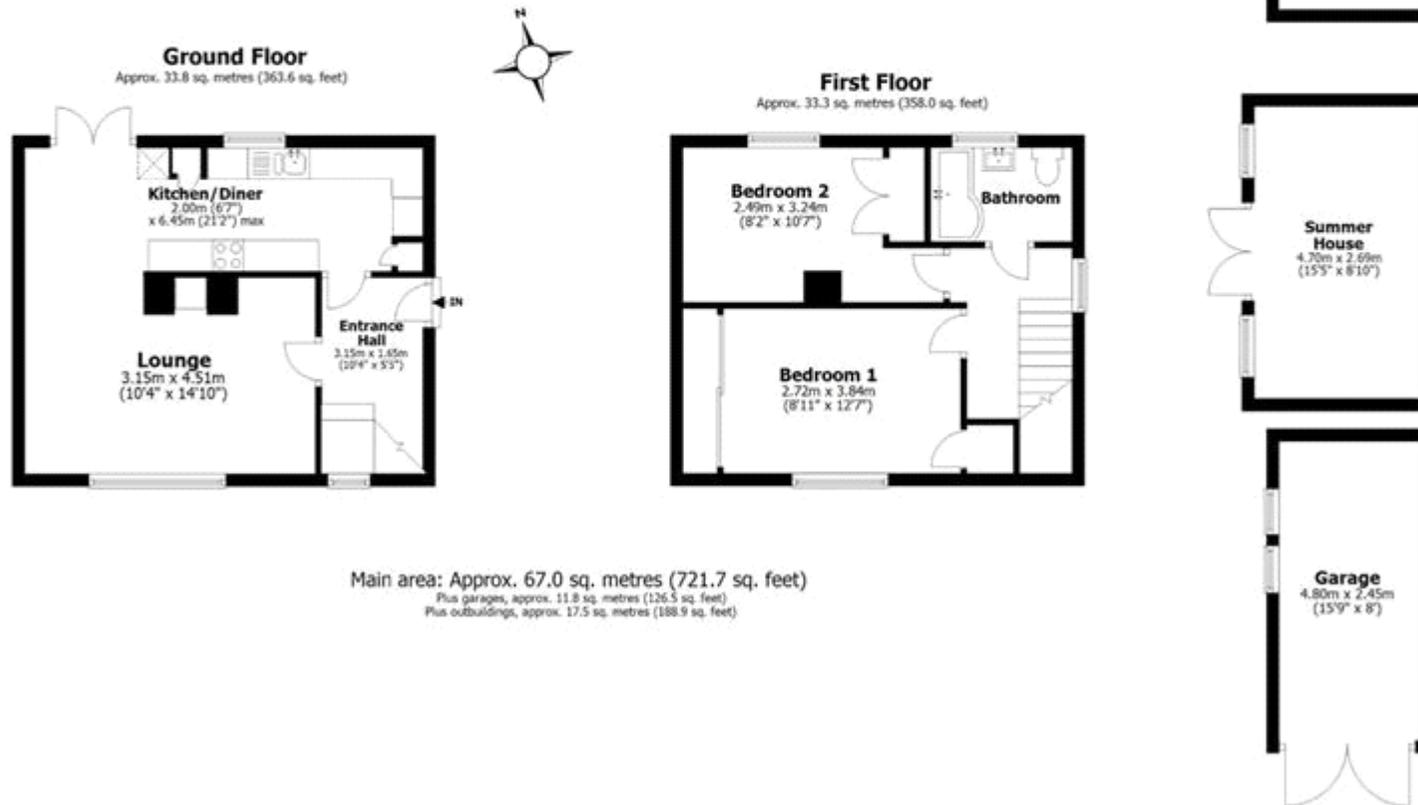
Getting sun on the patio in the mornings and at the end of the garden in the evenings, there's the ability to unwind at all times of the day. When gin o'clock comes around, why not grab a drink from the self-contained bar and play some darts.

Tenure: Freehold

## **Tenure**

Freehold

## Garage and Garden Rooms



This plan is for layout guidance only and not drawn to scale unless stated. Windows and Door openings are approximate. Whilst every care is taken in the preparation of this floor plan please check all measurements, shapes and compass bearings before making any decisions upon them. James Kendall Estate Agents  
Plan produced using PlanUp.



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