



## Lindcroft, Buckland

Buntingford

Offers Over **£730,000**



# Lindcroft

Buckland, Buntingford

Ensum Brown are pleased to offer this unique & characterful 4 bedroom detached family house situated on a generous plot in the village of Buckland. Features include 2 reception rooms, kitchen/breakfast room, cloakroom/WC, 4 bedrooms, family bathroom, detached annexe & parking for multiple vehicles.

Tenure: Freehold



## PROPERTY INSIGHT

Ensum Brown are delighted to offer 'Lindcroft' to the sales market, a characterful and unique four bedroom detached family house positioned on a generous plot offering excellent potential to extend (STPP) in the desirable village of Buckland, located between the market towns of Buntingford and Royston. The current vendor has lovingly maintained this property to a good standard with well-proportioned accommodation arranged over two floors. An internal viewing is highly recommended to fully appreciate all the noteworthy features that this detached residence has to offer.

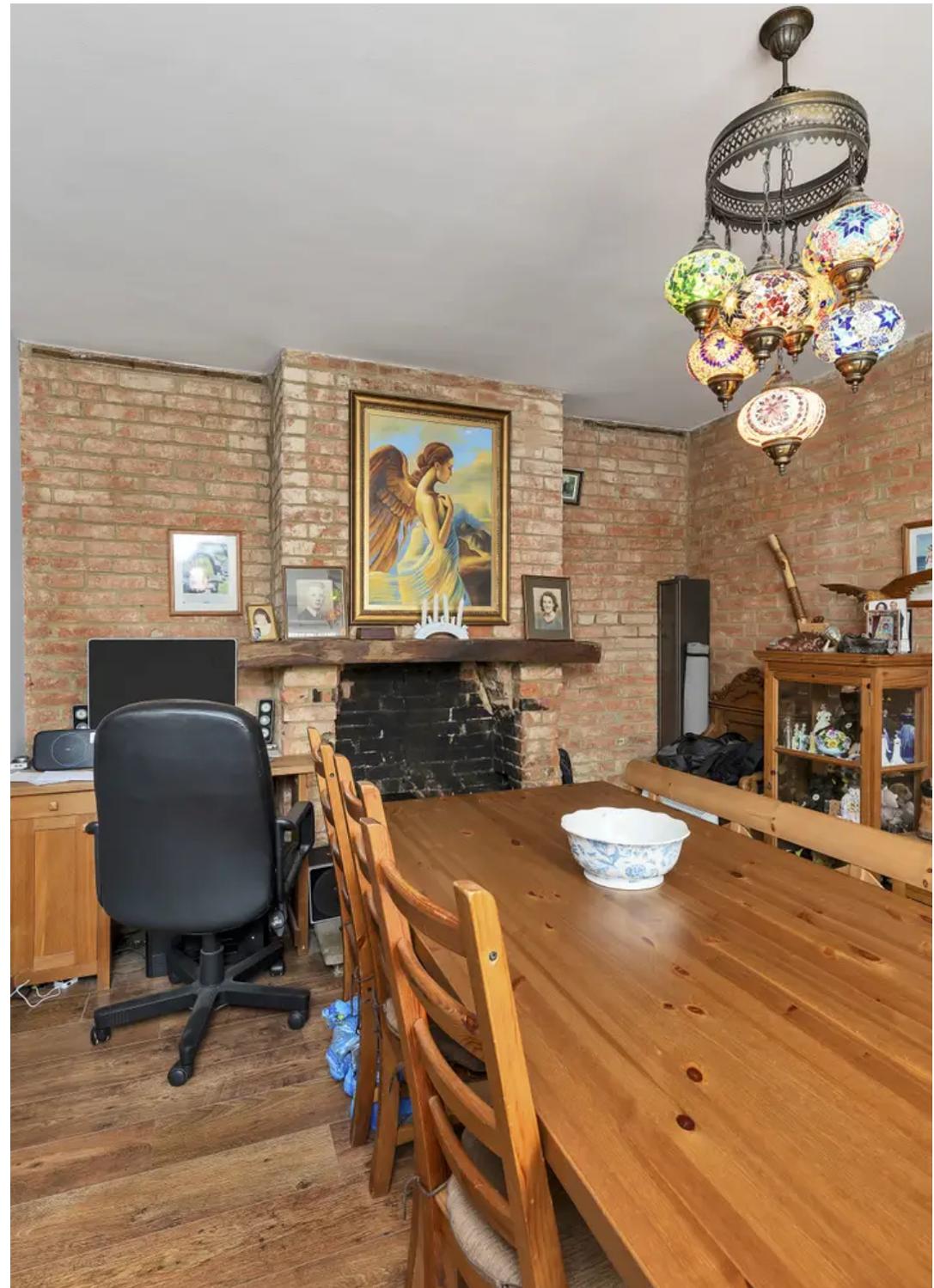
Approaching this striking home it has a great deal of kerb appeal, the double gates which open into the large gravelled driveway providing off street parking for numerous vehicles plus there is a detached single garage and the converted double garage which is now a spacious annexe/entertainment room.

Stepping into the entrance hall, this is a bright and welcoming space with tiled flooring, a radiator and stairs which lead up to the first floor accommodation. Doors lead off to the living room, dining room, guest cloakroom/WC and the kitchen/breakfast room.

Starting with the dining room which is positioned to the left-hand side of the entrance hall, this is a lovely characterful room with a feature exposed brick fireplace and accompanying hearth, exposed brick wall, a radiator and a double glazed window facing the front aspect.

Going back through the entrance hall and into the dual-aspect living room, this is the perfect place for the family to relax and unwind. Features include an exposed brick fireplace with accompanying hearth and inset log burner, laminate wood effect flooring, a radiator and two double glazed windows allowing the natural light to stream in.

Heading back into the entrance hall this leads down to a guest cloakroom/WC which is fitted with a tasteful two-piece white suite comprising of a wash hand basin with chrome hot/cold taps and a low level flush WC complemented by grey laminate wood effect flooring and an obscured double glazed window to the rear aspect.





The kitchen/breakfast room is positioned at the rear of the property and this is an excellent sociable space ideal for entertaining and social events. The breakfast area features tiled flooring, a radiator with decorative cover, a stable door which leads out to the rear garden and a double glazed window faces the side aspect. There's also a range of light wood wall and base units complemented by laminate worktops along with space for a fridge/freezer and a breakfast bar area.

Moving into the main kitchen, this is comprehensively fitted with a range of light wood wall and base units complemented by laminate worktops and a stainless steel 1.1/2 bowl sink with drainer and a chrome mixer tap. There's space for freestanding appliances such as a washing machine, dishwasher and tumble dryer plus a built-in oven with 4-ring hob and extractor. A double glazed window faces the rear aspect providing a lovely view over the rear garden and there's also a double glazed window to the side aspect. Other benefits include tiled flooring, spotlights and a radiator.

Going up to the first floor you are greeted by a lovely landing with fitted carpet, a radiator and loft hatch providing access to the partly-boarded loft space. Doors lead off to the four bedrooms and the family bathroom.

The dual-aspect principal bedroom is an excellent size double bedroom with original wood flooring, two double glazed windows, a radiator and ample space for freestanding wardrobes plus furniture. Moving into the second bedroom, this is another good-size double bedroom with fitted carpet, double glazed window to the front aspect and a radiator along with space for freestanding wardrobes and furniture. The remaining two bedrooms are both of a good size, each with fitted carpet, a double glazed window and a radiator plus space for freestanding wardrobes and furniture.

Completing the first floor is the well-appointed and re-fitted family bathroom which is fitted with a three piece white suite comprising of a wash hand basin with chrome mixer tap and storage cupboards under, a low level push flush WC and a P-shaped panel bath with screen and wall-mounted chrome shower. Complementary features include tiled flooring and walls, spotlights, a chrome wall-mounted heated towel rail plus an obscured double glazed window to the side aspect.

- Characterful & Unique Detached Family House
- Generous Plot With Extension Potential (STPP)



Externally, the property boasts a delightful enclosed family-friendly rear garden with a sunny aspect. Commencing with a large gravel area which leads to a large area laid to lawn with paved patio area to the side providing space for a hot tub. There's also a timber storage shed, outside tap, oil tank, detached single garage plus the converted double garage which is now used as an annexe/entertaining/additional reception space.

The property offers superb potential for further enlargement and re-configuration, subject to obtaining the necessary planning and building regulation consents.

This rarely available detached family home won't be available for long, please contact Ensum Brown to arrange your accompanied viewing appointment.

**LOCATION: NEAREST TOWN - BUNTINGFORD**

Buntingford is a small market town in the civil parish of East Hertfordshire and lies just off the A10 linking Cambridge and north London. Buntingford is a growing town with a population of over 5000 and growing. There has been a significant level of development in recent years, which brings with it great support for the popular high street which is full of some fantastic independently owned and run local shops. There are a range of shops, cafes and bars, something for everyone. You have all the local amenities you may need, doctors, dentists and food superstore as well as a number of community groups for all ages.

Buntingford uses a three-tier school system. There are four schools in Buntingford; Freman College (an Upper School and Sixth Form, Edwinstree Church of England E Middle School Layston First and Milfield First School, a small nursery. There are also a number of private schools with easy driving distance of the town.

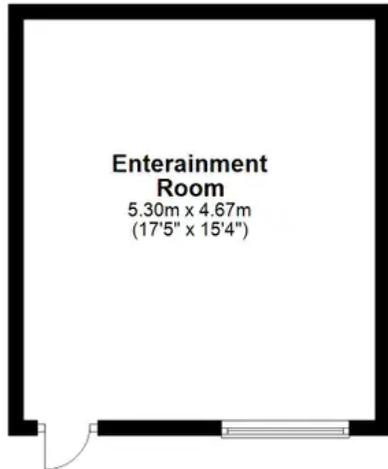
As mentioned, Buntingford lies just off the A10, but it is also ideally located for other major road networks such as the A1M, just a half an hour drive to London Stansted airport and also close to several major nation rail stations with direct links to London Kings Cross and Liverpool Street, ideal if you are a commuter. If you want to visit other local towns you are very central to Royston, Stevenage, Bishop Stortford, Ware and Hertford. The city of Cambridge is also only around 45 minutes' drive away.

- Characterful & Unique Detached Family House
- Generous Plot With Extension Potential (STPP)
- Two Good-Size Reception Rooms

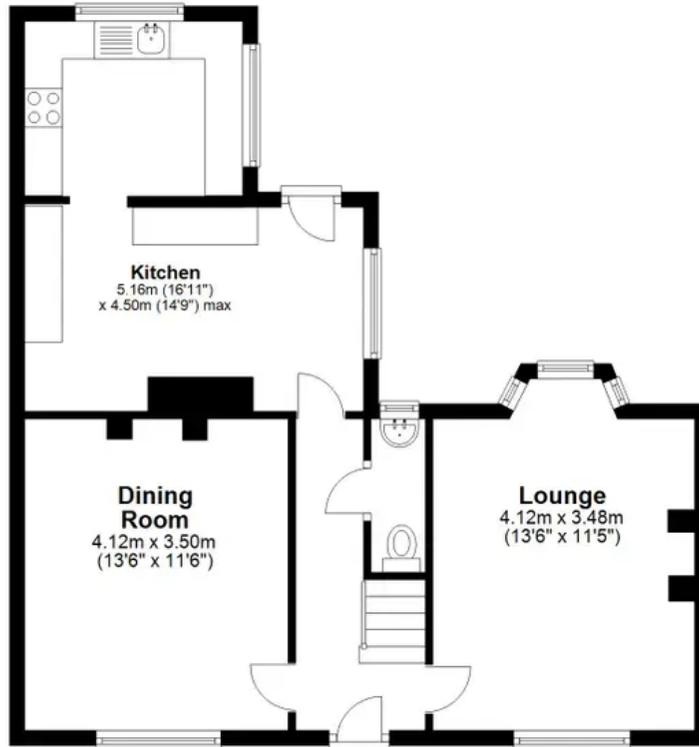




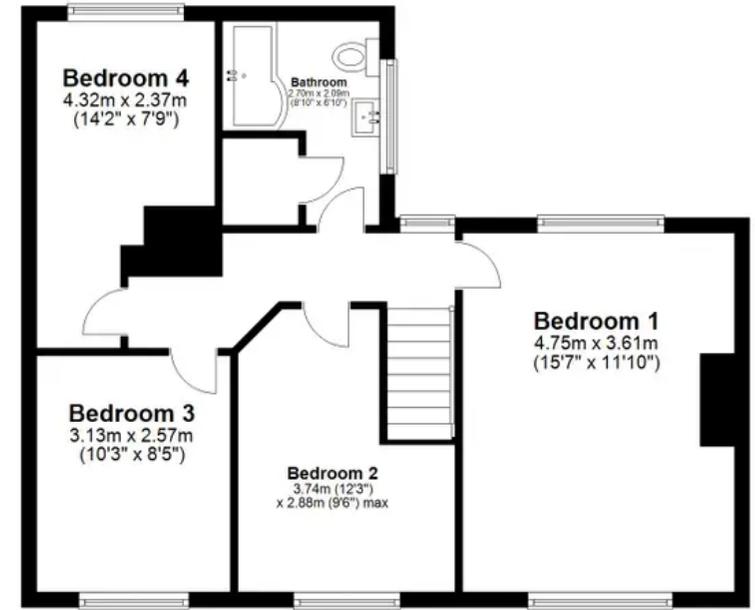




**Ground Floor**  
Approx. 81.7 sq. metres (879.5 sq. feet)



**First Floor**  
Approx. 56.7 sq. metres (610.7 sq. feet)



Total area: approx. 138.4 sq. metres (1490.2 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.



## Ensum Brown

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