



# Glebeland, Hatfield

**raineandco.**  
ESTATE AGENTS  
Dedicated and Personal Service



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## Porch

Enclosed entrance porch with doors leading to the living room and kitchen.

## Living Room

Front facing reception room with wood laminate flooring, feature fireplace, built in storage cupboard and shelving, radiator and window to the front.

## Kitchen

Fitted kitchen with marble effect worktops, base and eye level units, tiled splash backs, electric oven and hob with extractor, stainless steel sink with mixer tap and drainer, plumbing for a washing machine, understair storage and wood laminate flooring. Carpeted stairs lead to the first floor.

## Dining Area

Positioned to the rear, with wood laminate flooring, skylights, radiator and glazed French doors opening onto the garden. Door leading to the bathroom.

## Bathroom

Ground floor bathroom with tiled flooring, panel enclosed bath with shower and screen, vanity sink, low level flush wc with bidet attachment, heated towel rail, extractor fan, rear facing window and cupboard housing the boiler. Plumbing in place for a washer and dryer.

## Landing

Carpeted landing with radiator, front facing window and doors to all first floor rooms.

## Bedroom One

Carpeted double bedroom with two built in wardrobes, radiator and front facing window.

## Bedroom Two

Carpeted bedroom with radiator, rear facing window and stairs leading to the loft conversion.

## Bedroom Three

Carpeted bedroom with built in storage cupboard, radiator and rear facing window.

## Loft Room

Converted loft space with carpeted flooring, power and lighting, three eaves storage areas and two rear facing Velux style windows.

## Rear Garden

Enclosed rear garden mainly laid to lawn with a patio area, providing a practical outdoor space for seating and leisure.

## Further Details

The property is Tenure Not Known  
Council Tax Band - Band D

**AGENT'S NOTE:** If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.