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74 Limekiln Lane, Baldock, SG7 6PH

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Guide Price £125,000

IW Estates are delighted to offer this wonderful opportunity to purchase this attractive two bedroom home situated within the popular Hillside Park development within Baldock. This residence offers comfortable, well-presented accommodation, this property would make an ideal home for first time buyers, couples, downsizers or those looking for a low maintenance property.

The accommodation provides a welcoming living space, a well-appointed kitchen, two bedrooms and a family bathroom. The property also benefits from useful storage and private outdoor space, providing a pleasant area to relax or entertain. There is also the possibility to rent a garage on site subject to availability.

Located in the sought-after town of Baldock, the home is conveniently positioned for local shops, schools, amenities and excellent transport links, including Baldock railway station with connections towards London and Cambridge.

- Two Bedroom Residence
- Modern Kitchen/Dining Area
- Private Outdoor Space
- Popular Residential Location
- Comfortable Living Accommodation
- New Bolier 2026
- Driveway
- Excellent Access to Local Amenities & Transport Links

Ground Floor



Entrance
The entrance to the property is on the side of the property through a double glazed door, the hallway provides access to all rooms and the bathroom.

Lounge/Kitchen/Diner
The living space is open planned with a diving half wall into the kitchen area. This space is light and airy and inviting with double glazed windows to all aspects, a double glazed door to side aspect leading to garden area. The kitchen area has a range of matching fitted wall and base units, a stainless steel sink & drainer, space and plumbing for washing machine, space for a tall fridge/freezer, and plenty of room for living and dining furniture. Radiator The living room houses the brand new Ideal boiler in the cupboard.

Bedroom One
10'0 x 8'0
The master bedroom is a good sized bedroom with built in wardrobes and a double glazed window to rear aspect. Radiator.

Bedroom Two
7'5 x 7'0
The second bedroom is a good sized with a double glazed window to side aspect. The bedroom benefits from built in wardrobes and dressing area. Radiator.

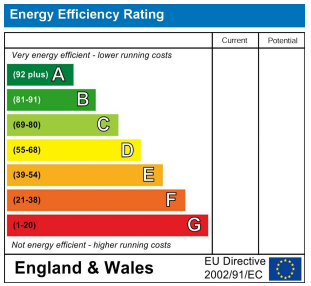
Bathroom
The bathroom has a double glazed window to side aspect and comprises; a matching suite with a low level flush WC, wash hand basin with pedestal, panelled bath with mixer taps and shower head above.

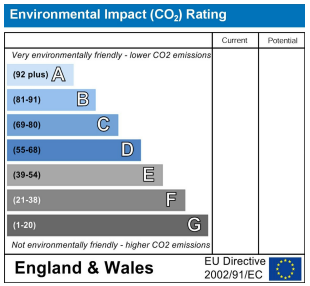
Garden
The garden is mainly laid to lawn with a patio seating area and two outside sheds one has plumbing and electric giving space for a washing machine and tumble dryer.

Parking
The property benefits from a driveway for one vehicle and communal parking also available on the site

Agent Notes
New Boiler 2026
There is also the possibility to rent a garage on site subject to availability.
Ground Rent - Pitch Fee & Water £203.18 PCM (2026)
To reside in a park home you must have park home insurance. When arranging insurance you will need to know the date when the park home was manufactured.







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. If you are thinking of selling your home or just curious to discover the value of your property, iWEstates 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 iWEstates estate agents.

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