



Mayflower Farm, Slapton Road, Little Billington, LU7 9BP

welcome to

Mayflower Farm, Slapton Road

Mayflower Farm is an individual and substantial detached family home set on a plot of approximately two thirds of an acre and located in a village on the outskirts of Leighton Buzzard with easy access to good transport links. The property is offered in good decorative order. **MUST SEE!**

Entrance Hall

Door to the front, doors to the kitchen/diner, lounge, dining room, utility, bedroom five and cloakroom. Under stairs storage.

Cloakroom

Double glazed window to the front. WC, wash hand basin, radiator.

Lounge

24' 5" max x 18' 10" max (7.44m max x 5.74m max)
Double glazed windows and French doors to the rear. Open fire, TV point, two radiators.

Dining Room

11' 8" x 24' 1" into bay (3.56m x 7.34m into bay)
Double glazed bay window to the front, two double glazed windows to the side. Fire place, radiator.

Bedroom Five/ Office

12' 3" x 8' 11" up to wardrobe (3.73m x 2.72m up to wardrobe)
Double glazed window, door to the shower. Fitted wardrobes, telephone point, radiator.

Kitchen

12' 7" max x 12' 1" (3.84m max x 3.68m)
Double glazed windows to the front and side. Fitted kitchen comprising a range of wall and base units with work surfaces over. Electric oven and hob, Integrated dishwasher, space for American style fridge freezer, radiator. Fully tiled flooring. Telephone point.

Boot Room

Double glazed door and window to the side. Radiator.

Utility Room

12' 2" x 8' 9" (3.71m x 2.67m)
Double glazed window to the side and rear. Sink, spaces for washing machine and tumble dryer.

First Floor Landing

Wrap-around landing with doors to all bedrooms and bathroom. Airing cupboard. Radiator.

Bedroom One

19' 1" x 14' 9" (5.82m x 4.50m)
Double glazed windows to the front and side, door to dressing room. Eaves storage, TV point, telephone point, radiator.

Dressing Area

18' 3" max x 8' max (5.56m max x 2.44m max)
Doors to en-suite. Fitted wardrobes. eaves storage.

En-Suite

Double glazed window to the rear. Walk-in shower cubicle, 'his and hers' sinks with vanity unit, WC, heated towel rail.

Bedroom Two

17' 3" max x 15' 8" max (5.26m max x 4.78m max)
Two double glazed window to the front, door to the en-suite. Two fitted wardrobes, tv point, radiator

En-Suite

Shower cubicle, wash hand basin, WC, radiator.

Bedroom Three

13' 1" max x 12' 2" max (3.99m max x 3.71m max)
Double glazed window to the rear. Fitted wardrobe, eaves storage, radiator.

Bedroom Four

13' 11" max x 11' 11" (4.24m max x 3.63m)
Double glazed window the rear, door to the en-suite. TV point, radiator.

En-Suite

Double glazed window to the side. Shower cubicle, wash hand basin, WC, heated towel rail.

Bathroom/ Steam Room

Double glazed window. Bath with shower attachment, steam room, shower cubicle, WC, wash hand basin. Part tiled.

Outside:

Front Garden

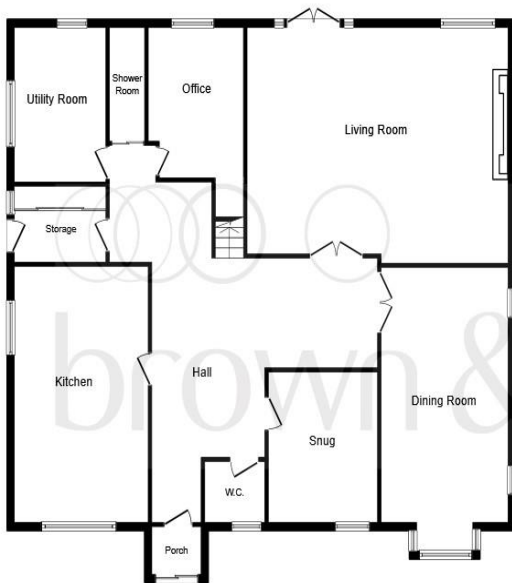
Gravelled driveway parking for numerous vehicles. Two gates providing access to the rear garden, hedge and shrub borders.

Rear Garden

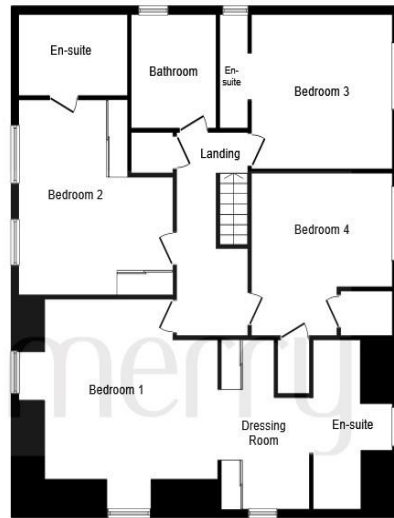
Wrap-around plot of approximately 1 acre with patio area, fully enclosed by hedge borders. Summerhouse and music room both with power and light.

Double Garage

Up and over door with power and light.



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property.
Plan not to scale.

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- FOUR/FIVE DOUBLE BEDROOMS
- VILLAGE LOCATION
- OUTBUILDINGS
- WELL PRESENTED THROUGHOUT
- SEPARATE RECEPTION ROOMS

Tenure: Freehold EPC Rating: E

offers in excess of

£1,000,000



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