



Spring Meadow, Slapton Road, Little Billington, LU7 9BP

welcome to

Spring Meadow, Slapton Road

Sitting on a wrap-around plot of approximately 4 ACRES within OPEN COUNTRYSIDE is this stunning DETACHED family home. Benefits include: kitchen measuring in excess of 22ft, breakfast room, cinema room, master with walk-in dressing room and en suite. Outside are extensive gardens and beautiful views.

Hall

Double glazed door to the front, laminate floor and double glazed door to the rear. Stable door to the utility room and door to the garage.

Utility Room

7' 9" x 9' (2.36m x 2.74m)

Partially tiled with a mix of wall and base units with work surface over, sink with drainer, plumbing for a washing machine and double glazed window to the rear.

Kitchen

22' 10" x 9' 11" (6.96m x 3.02m)

Fitted kitchen with a mix of wall and base units with work surface over, stainless steel sink with drainer, cooker hood and space for a range style cooker. Space for an American style fridge/freezer and plumbing for a dishwasher. Radiator and tiled floor. Double glazed French doors to the front and double glazed window to the front. Opening into the breakfast room and door to the hall.

Breakfast Room

8' 8" x 9' (2.64m x 2.74m)

TV point, radiator and double glazed window to the rear.

Hall

Double glazed door to the side and double glazed window to the side. Hand built stairs to the first floor, telephone point and radiator. Doors to the cloakroom, cinema, study, lounge and dining room.

Lounge

19' 3" x 23' 3" (5.87m x 7.09m)

First place housing the wood burner, TV point , telephone point and two radiators. Double glazed windows to the front, rear and side. double glazed French doors to the side.

Dining Room

10' 10" x 14' 5" (3.30m x 4.39m)

Radiator and double glazed window to the rear. Door to the cinema.

Office

9' 7" x 12' 10" (2.92m x 3.91m)

Built in storage, telephone point and radiator. Double glazed window to the side.

Cinema Room

13' max x 12' 4" (3.96m max x 3.76m)

TV point, radiator and double glazed window to the rear.

Shower Room

Wash hand basin set in a vanity unit, WC and shower cubicle.

Tiled floor and radiator. Double glazed window to the rear.

First Floor

Landing

Stairs from the ground floor, built in storage, two radiators and two double glazed windows to the side. Doors to all bedrooms, family bathroom and shower room.

Bedroom One

19' 5" x 13' 11" (5.92m x 4.24m)

Built in wardrobes, two radiators, TV point and double glazed windows to the front and rear.

Dressing Room

7' 9" approx x 9' approx (2.36m approx x 2.74m approx)

Restricted head height. Velux window to the rear.

En Suite

Fully tiled with wash hand basin set in a vanity unit, WC and shower cubicle. Small storage unit, heated towel rail and shaver point. Double glazed window to the rear.

Bedroom Two

13' 7" x 13' 1" (4.14m x 3.99m)

TV point, telephone point and radiator. Double glazed windows to the rear and side.

Bedroom Three

12' 7" x 15' 8" (3.84m x 4.78m)

Radiator and double glazed window to the side.

Bedroom Four

8' 9" x 10' 10" (2.67m x 3.30m)

Radiator and double glazed window to the rear.

Bedroom Five / Dressing Room

8' 9" x 10' 10" up to wardrobe (2.67m x 3.30m up to wardrobe)

Bathroom

Partially tiled with wash hand basin set in a vanity unit, WC and bath with mixer taps and shower attachment. Loft access, airing cupboard and radiator. Double glazed window to the rear.

Shower Room

Fully tiled with wash hand basin set in a vanity unit, WC and shower cubicle. Radiator and double glazed windows to the front and side.

Outside

Double Garage

Garage with two up & over doors, power, light and double glazed window to the rear. Door to the workshop with power, light and double glazed window to the rear.

Barn

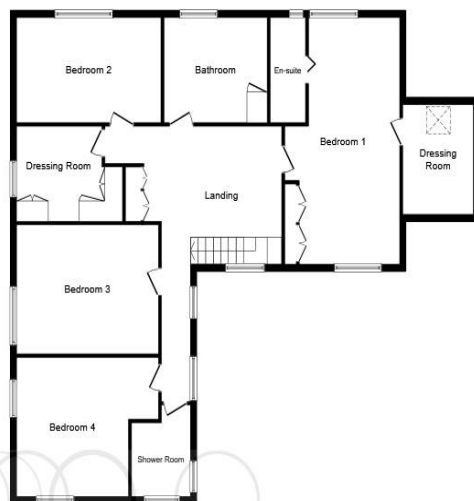
Electricity and water.

Garden

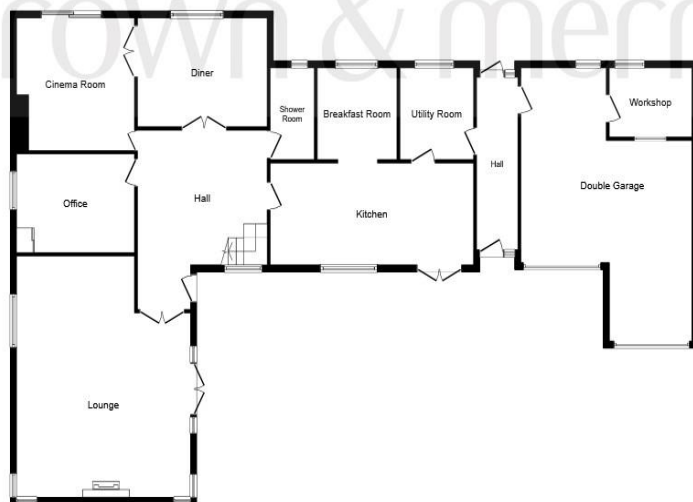
Wrap around plot of approximately 4 acres. A range of trees, shrubs and plants with patio and decked areas. Enclosed by fences.

Driveway

Driveway with parking for numerous vehicles access via electric gates.



First Floor



Ground Floor

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

Powered by audioagent.com



welcome to

Spring Meadow, Slapton Road

- FIVE DOUBLE BEDROOMS
- FOUR RECEPTION ROOMS
- APPROXIMATELY 4 ACRES
- COUNTRYSIDE LOCATION
- GENEROUS ROOM SIZES

Tenure: Freehold EPC Rating: D

£1,150,000



view this property online [brownandmerry.co.uk/Property/LBZ105284](https://www.brownandmerry.co.uk/Property/LBZ105284)

see all our properties on [zoopla.co.uk](https://www.zoopla.co.uk) | [rightmove.co.uk](https://www.rightmove.co.uk) | [brownandmerry.co.uk](https://www.brownandmerry.co.uk)



Property Ref:
LBZ105284 - 0014

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


brown & merry



01525 372021



LeightonBuzzard@brownandmerry.co.uk



17 High Street, LEIGHTON BUZZARD,
Bedfordshire, LU7 1DT



[brownandmerry.co.uk](https://www.brownandmerry.co.uk)