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11 The Martins Drive, Leighton Buzzard, LU7 2TQ

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## Offers In Excess Of £775,000

Hunters are delighted to market a rare opportunity to purchase this spacious FOUR bedroom DETACHED canal side family home, with picturesque views and a single mooring and space for a second (application to the canal and river trust).

Offering versatile and flexible living accommodation on the ground floor, this fabulous home offers a lounge with a wood burning stove and overlooking the courtyard, dining room with a door opening to the stunning rear garden, kitchen/breakfast room with the view over the canal and lock, garden room, utility room, boot room, ground floor bathroom, bedroom and bedroom/office.

The first floor comprises; two bedrooms, with the main bedroom boasting a four piece en-suite and a Juliet balcony overlooking the canal with views of Ouzel Meadows.

Outside this property offers a landscaped rear garden, with mature flower beds, large patio seating area, two moorings and stunning views over the canal and meadows. To the front is a double garage, driveway with carport and courtyard garden.

This property also benefits from no upper chain, gas central heating, solar panels for heating water and photovoltaics for electricity. The canal water levels are controlled and with the added benefit of the flood plain opposite the bank means the property is not at flood risks and yet enjoys the tranquil setting of being on the canal.

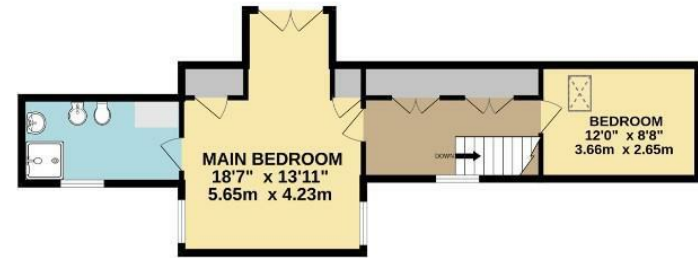
The property offers excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south.

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GROUND FLOOR  
1728 sq.ft. (160.5 sq.m.) approx.

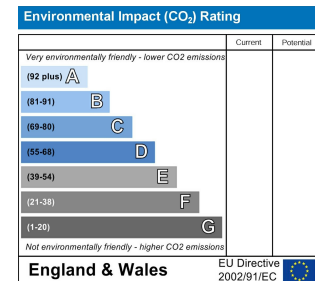
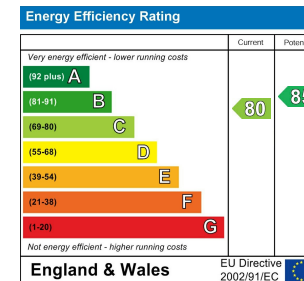


1ST FLOOR  
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 2256 sq.ft. (209.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Entrance Hall

Entry via part glazed door. Fitted coir matt and fitted carpet. Radiator and cupboard.

### Dining Room

Double glazed window to front aspect. Patio door opening to the rear garden. Fitted carpet and radiator.

### Lounge

Double glazed dual aspect windows. Patio door opening to the front courtyard. Cast iron log burner. Original parquet flooring. Radiator.

### Kitchen/Breakfast Room

Double glazed windows overlooking the canal. A range of wall and floor mounted units consisting of drawers and cupboards with a stone worktop over. Gas range cooker with an extractor over. 1 1/2 bowl stainless steel sink. Plumbing for a dishwasher. Radiator.

### Utility Room

Double glazed window to side aspect. Floor and wall mounted units with a worktop over. Single bowl stainless steel sink. Plumbing for a washing machine. Space for a fridge-freezer. Wall mounted gas boiler.

### Inner Hallway

Double glazed window to front aspect. Fitted carpet and radiator. Stair rising to the first floor with a storage cupboard.

### Bathroom

Double glazed window to rear aspect. Three piece bathroom suite comprising; bathtub with mixer taps and shower over, W/C and wash hand basin. Tiled flooring and heated towel rail.

### Bedroom Three

Double glazed window to rear aspect. Fitted carpet and radiator. Built-in wardrobe.

### Garden Room

Double glazed windows to rear aspect. Patio doors opening to the rear garden. Wood effect flooring.

### Bedroom/Office

Double glazed window to front aspect. Parquet flooring and radiator. Storage cupboard.

### Landing

Fitted carpet and eaves storage.

### Main Bedroom

Double glazed windows to side aspect. Juliet balcony overlooking the canal and open countryside.

### En-suite

Double glazed window to front aspect. Four piece bathroom suite comprising; shower, W/C, bidet and wash hand basin. Access to the loft.

### Bedroom Two

Double glazed window to front aspect. Fitted carpet and radiator. Velux window.

### Front

Driveway parking and car port. Patio to front door and side garden. Mature flower beds and trees.


### Double garage

Electric up and over door. Door to side aspect. Window to rear aspect. Power and lights.

### Rear

Beautiful rear garden backing onto the Grand Union canal benefiting from one permitted mooring space with space for a second (application to the canal and river trust) Mainly laid to lawn with a patio seating area and mature flower beds.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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, Hunters 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 Hunters estate agents.

