



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Hunters Barn, Stanbridge Road, Tilsworth, Leighton Buzzard,  
LU7 9PT

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£2,600 Per Calendar Month

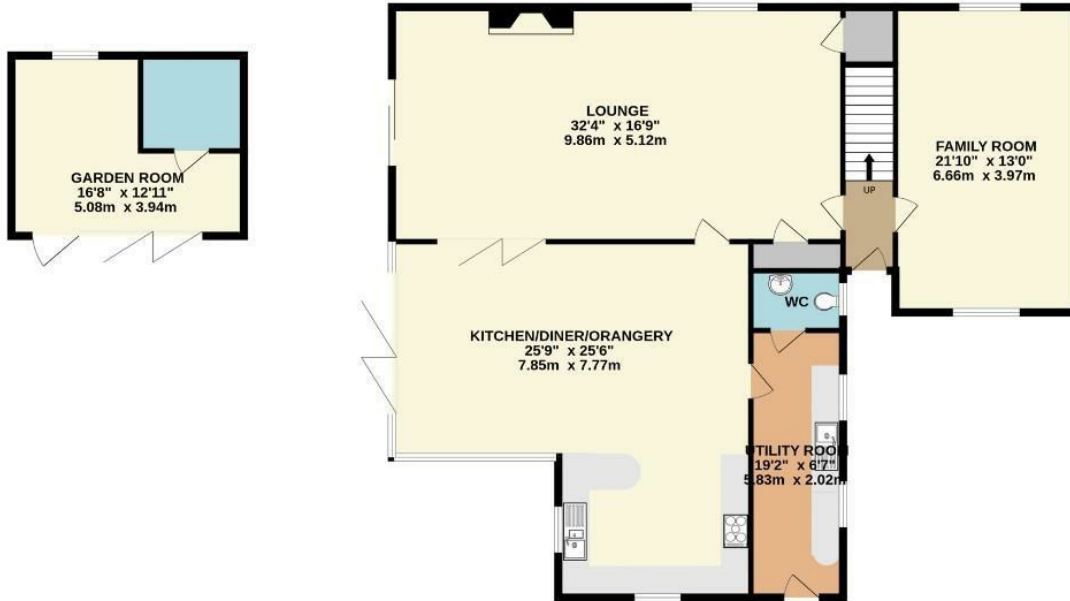
**\*\*Please email in to arrange a viewing\*\***

Situated in the popular and highly sought after village of Tilsworth. Hunters are delighted to offer this FOUR bedroom family home to let.

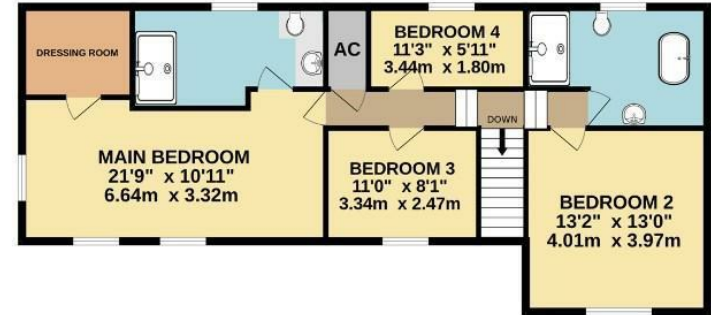
This characterful home boasts an entrance hall, fully fitted and beautifully presented kitchen family area with Bi-fold doors to the garden, downstairs cloakroom, utility room, family room and lounge. Upstairs the master bedroom has an en-suite bathroom with dressing room and there are three further bedrooms, with a family bathroom completing the accommodation.

Outside there is driveway parking for multiple vehicles, garage and an enclosed landscaped rear garden with patio seating area. The property also benefits from a separate garden room/gym and shower room.

**GROUND FLOOR**  
1810 sq.ft. (168.1 sq.m.) approx.



**1ST FLOOR**  
891 sq.ft. (82.8 sq.m.) approx.



**TOTAL FLOOR AREA : 2701 sq.ft. (250.9 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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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (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>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
|   |  | 58                      | 82        |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (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>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
|   |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

### Entrance Hall

Entrance via wooden part glazed door. Fitted carpet. Radiator. Stairs rising to first floor. Exposed beams.

### Family Room

Fitted carpet. Two radiators. Double glazed window to front and rear aspect.

### Lounge

Fitted carpet. Three radiators. Storage cupboards. Feature brick built fireplace. Double glazed window to rear aspect. Double glazed sliding doors to garden. Doors leading to kitchen/diner and orangery.

### Kitchen/Diner

A range of wall and base units with worktop over and breakfast bar. Stainless steel sink unit with drainer. Integrated double oven, five ring gas hob with extractor hood over. Integrated fridge/freezer and dishwasher. Karndeian flooring. Radiator. Double glazed window to front and side aspect. Exposed beams.

### Orangery

Part brick built with UPVC double glazed windows and roof. Bi-fold doors to rear garden. Karndeian flooring. Radiator.

### Utility Room

A range of base units with worktop over. Stainless steel sink unit. Space and plumbing for washing machine and tumble dryer. Wall mounted boiler. Double glazed windows to side aspect. Wooden part glazed door to side. Radiator. Karndeian flooring.

### Cloakroom

White two piece suite comprising; Wash hand basin. W.C. Radiator. Karndeian flooring. Double glazed opaque window to side aspect.

### Landing

Fitted carpet. Airing cupboard. Exposed beams.

### Master Bedroom

Fitted carpet. Radiator. Double glazed windows to front and side aspect. Doors to dressing room and en-suite. Exposed beams.

### Dressing Room

Fitted carpet. Shelving and clothes hanging space.

### En-suite

White three piece suite comprising; Double shower cubicle. Inset vanity wash hand basin. W.C. Chrome heated towel rail. Shaver point. Double glazed opaque window to rear aspect. Tiled walls and tiled flooring. Exposed beam.

### Bedroom Two

Fitted carpet. Radiator. Double glazed to front aspect. Exposed beam. Access to loft.

### Bedroom Three

Fitted carpet. Radiator. Double glazed window to front aspect. Exposed beam.

### Bedroom Four

Fitted carpet. Radiator. Double glazed window to rear aspect. Exposed beams.

### Family Bathroom

White four piece suite comprising; Shower cubicle. Roll top bath. Wash hand basin. W.C. Heated towel rail. Karndeian flooring. Double glazed opaque window to rear aspect. Exposed beam.


### Frontage

Driveway parking for multiple vehicles. Access to garage.

### Garden

Paved patio area. Fully enclosed, surrounded by mature shrubs and bushes. Door to garage. Garden Room/Gym with shower room.

## Energy Efficiency Rating

|  | Current                    | Potential   |
|--|----------------------------|---|
| <i>Very energy efficient - lower running costs</i> |                            |   |
| (92 plus) <b>A</b>                                 |                            |   |
| (81-91) <b>B</b>                                   |                            | <b>82</b>   |
| (69-80) <b>C</b>                                   |                            |   |
| (55-68) <b>D</b>                                   | <b>58</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<br>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.







