



Red Lion Court, Woburn Road, Heath and Reach, LU7 0FL

Guide Price £365,000



Red Lion Court, Woburn Road

DESCRIPTION

Hunters are pleased to offer this spacious three bedroom home situated within a secure gated development, located in the sought after village of Heath and Reach.

The beautifully presented home comprises; entrance hall, cloakroom, well appointed kitchen and lounge/diner with doors to the patio area ideal for entertaining. Upstairs there are three bedrooms, en-suite to main bedroom and a family bathroom.

Externally the property boasts its own enclosed courtyard garden, communal gardens with seating areas and ample amount of communal parking spaces.

The property is located in the sought after village of Heath and Reach. The property is located near to Rushmere Country Park which contains some walks and lakeside views. Local shopping facilities are available in Leighton Buzzard and Woburn. Heath and Reach has a number of amenities including a shop and several pubs. The area is very accessible with the M1 motorway. Commuting facilities are available from Leighton Buzzard to Euston within 30 minutes.



ROOMS

Entrance Hall

Entrance via wooden door. Coir matting. Laminate flooring. Storage cupboard under stairs. Stairs rising to first floor.

Cloakroom

White two piece suite comprising; W.C. Wash hand basin. Part tiled walls and tiled flooring. Radiator.

Kitchen

A range of wall and base units with worktop over. White ceramic sink with drainer. Instant boiling water tap. Tiled splash back. Integrated double oven with four ring gas hob and extractor above. Integrated fridge/freezer. Space for washing machine and dishwasher. Tiled flooring. Double glazed window to front aspect.

Lounge/Diner

Fitted carpet. Radiator. Storage cupboard. Double glazed windows to rear aspect. Double glazed sliding doors to garden.

Landing

Fitted carpet. Airing cupboard. Access to loft.

Main Bedroom

Fitted carpet. Radiator. Built in wardrobes. Double glazed window to rear aspect.

En-suite

White three piece suite comprising; Double shower. Wash hand basin. W.C. Part tiled walls and tiled flooring. Radiator.

Bedroom Two

Fitted carpet. Radiator. Built in wardrobes. Double glazed window to front aspect.

Bedroom Three

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

Family Bathroom

White three piece suite comprising; Panelled bath with shower over and glass shower screen. Inset vanity wash hand basin. W.C. Part tiled walls and tiled flooring. Radiator. Double glazed opaque window to front aspect.

Frontage

Pathway leading to front door. Gravelled area. Outside tap.

Garden

Enclosed with paved patio. West facing.

Communal Grounds

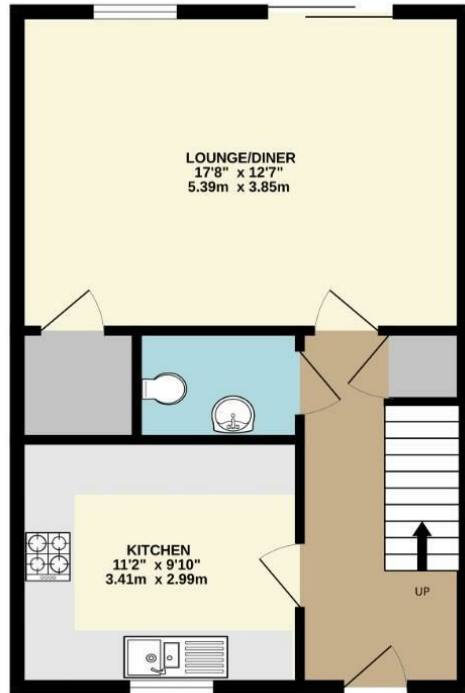
Access via electric gates. Communal gardens with seating area and laid to lawn.

Agent Notes

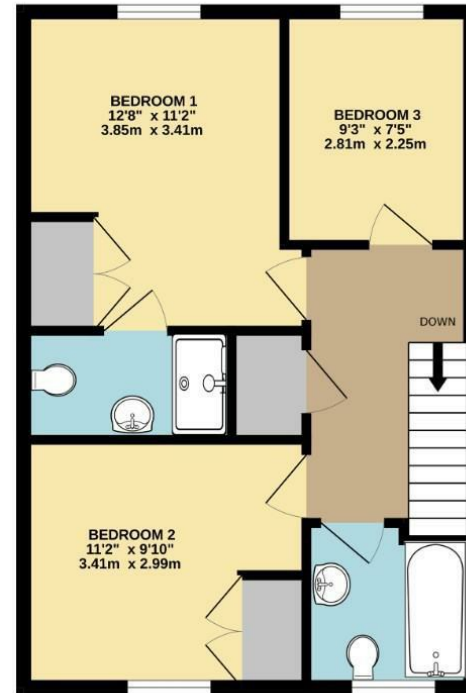
Maintenance charge - £92 per month for upkeep of communal areas and electric gates.



GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



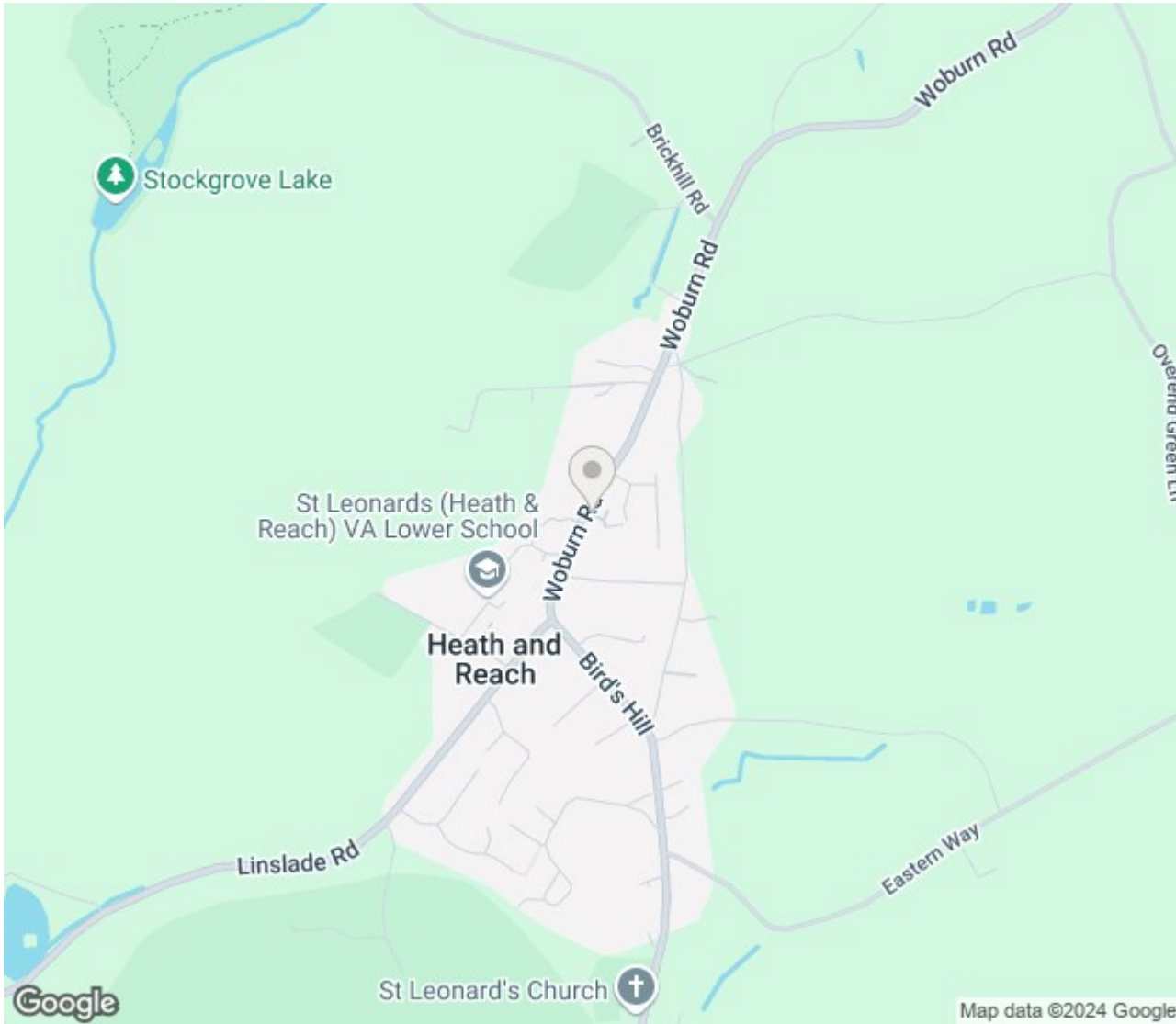
1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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 PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	73	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	