



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

10A Peddars Lane, Stanbridge, Leighton Buzzard, LU7 9JD

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## Offers In Excess Of £400,000

- THREE BEDROOM DETACHED FAMILY HOME
- BUILT IN 2000
- ENCLOSED REAR GARDEN
- VILLAGE LOCATION
- WELL PRESENTED THROUGHOUT
- NO ONWARD CHAIN
- LOUNGE and DINING ROOM
- DRIVEWAY PARKING and GARAGE
- CLOSE TO LOCAL AMENITIES
- INTERACTIVE VIRTUAL TOUR

Hunters are truly delighted to market this well presented three bedroom detached family home, located within the picturesque village of Stanbridge and is offered with NO ONWARD CHAIN.

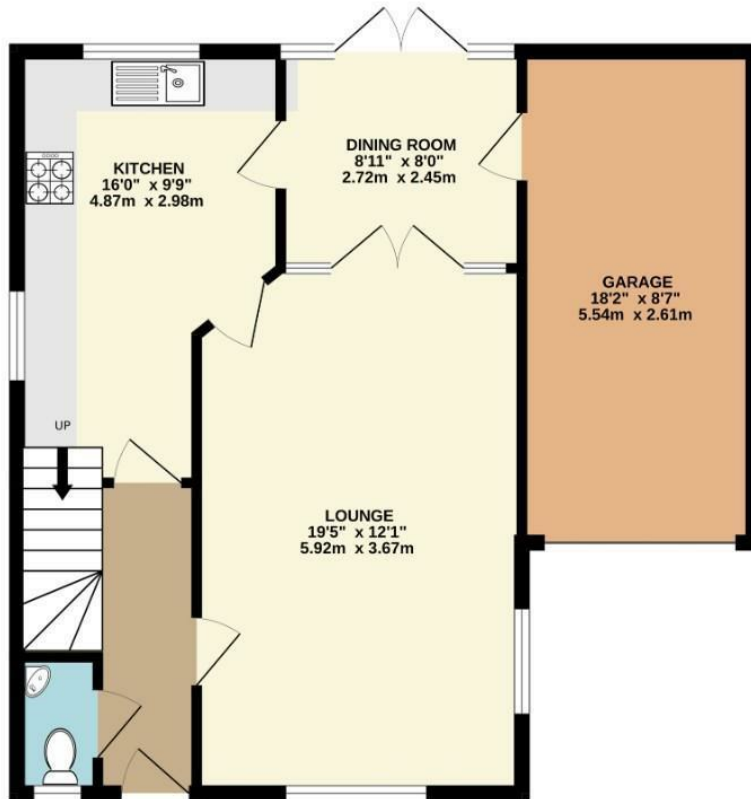
In brief this property benefits from an entrance hall, cloakroom, dual aspect lounge, dining room and kitchen/breakfast room. The first floor offers three bedrooms with an en-suite to the main bedroom and family bathroom.

Externally this property benefits from driveway parking, garage and an enclosed landscaped rear garden.

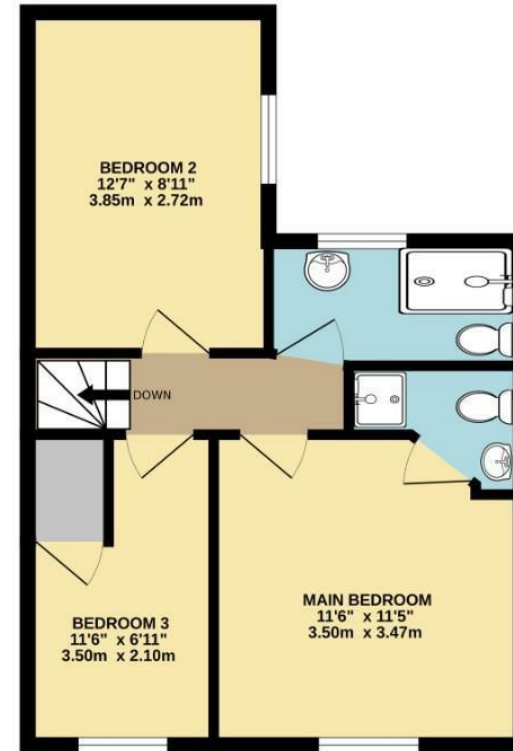
Stanbridge has a vibrant village community and benefits from a Junior School, Five Bells public house and Community Hall shared with the neighbouring village of Tilsworth. Within close proximity is the market town of Leighton Buzzard which provides good local facilities and a mainline train station to London Euston.

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GROUND FLOOR  
669 sq.ft. (62.2 sq.m.) approx.

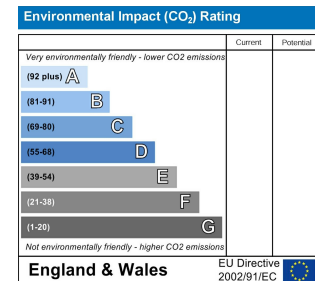
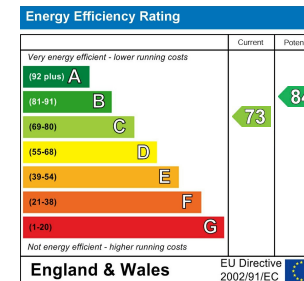


1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.8 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 a composite door. Fitted carpet and radiator. Stairs leading to the first floor landing.

### Lounge

Dual aspect double glazed windows. Fitted carpet and radiator. Doors opening to the dining room and kitchen.

### Kitchen/Breakfast Room

Dual aspect double glazed windows. A range of floor and wall mounted units consisting of cupboards and drawers with a worktop over. Integrated fridge-freezer. Four ring gas hob with an extractor. Double electric ovens. Plumbing for a dishwasher. Wood effect flooring and radiator.

### Dining Room

French doors opening to the rear garden. Electric radiator.

### Cloakroom

Double glazed windows to front aspect. Two piece suite comprises; W/C and wash hand basin. Wood effect flooring and radiator.

### Landing

Fitted carpet and access to the loft.

### Main Bedroom

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

### En-suite

Double glazed window to side aspect. Three piece suite comprising; walk-in shower, W/C and wash hand basin.

### Bedroom Two

Double glazed window to side aspect. Fitted carpet and radiator.

### Bedroom Three

Double glazed window to front aspect. Fitted carpet and radiator. Storage cupboard.

### Bathroom

Double glazed window to rear aspect. Three piece suite comprising; walk-in shower, W/C and wash hand basin.

### Front

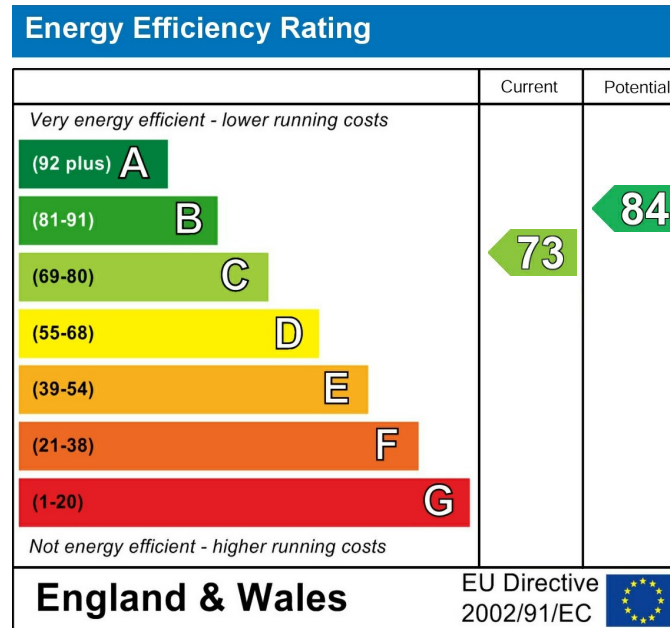
Driveway parking and access to the garage and rear garden. Gated entrance with a path leading to the front door.

### Garage

Up and over door. Door from the dining room. Power and lighting.

### Rear

Enclosed rear garden. Patio seating area and Astro-turf. Side gated access.



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.





