



HUNTERS[®]
HERE TO GET *you* THERE

6 Peddars Lane, Stanbridge, Leighton Buzzard, LU7 9JD

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Offers In Excess Of £575,000

- SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- HOME OFFICE
- ENCLOSED LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL AMENITIES and TRANSPORT
- EN-SUITE and DRESSING ROOM TO MAIN BEDROOM
- 1831 SQ FT OF ACCOMMODATION
- UTILITY ROOM and DOWNSTAIRS CLOAKROOM
- POPULAR VILLAGE LOCATION
- INTERACTIVE VIRTUAL TOUR

Hunters are truly delighted to market this stunning and modern four bedroom detached family home, located within the picturesque village of Stanbridge.

Offering versatile and flexible living accommodation, this stylish property offers an open plan lounge/dining room with a play area, well appointed high spec kitchen with Neff appliances, utility room, cloakroom and office.

The first floor offers, four double bedrooms with an en-suite and dressing room to the main bedroom and three piece family bathroom suite.

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

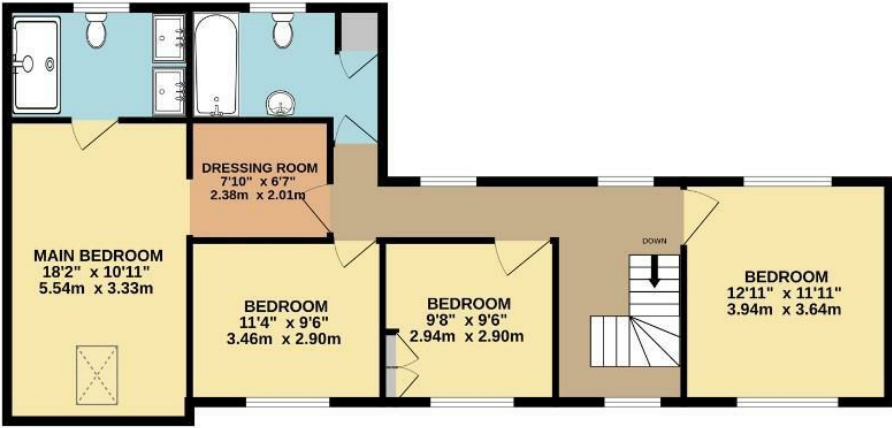
Stanbridge has a vibrant village community and benefits from a Junior School, Five Bells public house and Community Hall shared with the neighbouring village of Tilsworth. Within close proximity is the market town of Leighton Buzzard which provides good local facilities and a mainline train station to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

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GROUND FLOOR
919 sq.ft. (85.4 sq.m.) approx.



1ST FLOOR
912 sq.ft. (84.7 sq.m.) approx.



TOTAL FLOOR AREA : 1831 sq.ft. (170.1 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			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Lounge/Dining Room

Entry via a part glazed front door. Tiled flooring and radiators. Central cast iron log burner. Bi-folding doors opening to the enclosed rear garden. Separate play area. Stairs rising to the first floor landing.

Kitchen

Dual aspect double glazed windows. A range of floor and wall mounted units with Quartz worktop over and matching Island. Double electric oven and grill. Induction hob with an extractor over. 1 ½ bowl sink and drainer. Space for a fridge-freezer. Integrated dishwasher. Tiled flooring.

Utility Room

Double glazed patio door opening to the rear garden. Floor mounted units. Plumbing for both washing machine and tumble dryer.

Cloakroom

Double glazed window to rear aspect. Two piece suite comprising; W/C and wash hand basin.

Office

Fitted carpet. Door opening to a part garage.

First Floor Landing

Double glazed windows to rear aspect. Fitted carpet.

Main Bedroom

Skylight. Fitted carpet and radiator. Separate dressing room.

En-suite

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

Bedroom Two

Dual aspect double glazed windows. Fitted carpet and radiator.

Bedroom Three

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

Bedroom Four

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

Bathroom

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

Frontage

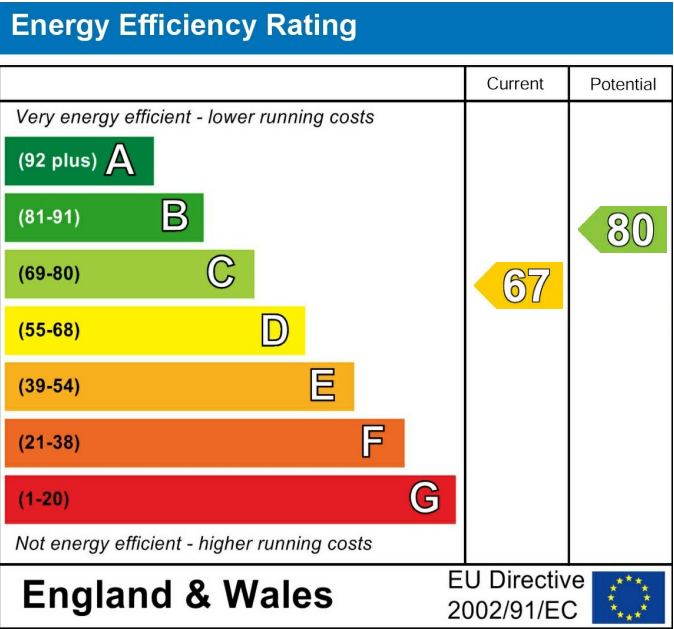
Driveway parking for multiple vehicles. Gated entrance with a path leading to the front door. Hedge border.

Garage

Power and lights. Up and over door.

Rear

Enclosed rear garden. Mainly laid to lawn. Raided flower beds. Patio seating area.



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.









