



Watling Street, Hockliffe

LU7 9LP

**Offers In Excess Of
£375,000**



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HUNTERS®

HERE TO GET *you* THERE

Watling Street, Hockliffe

DESCRIPTION

Hunters are delighted to market this spacious three/four double bedroom family home, offering versatile and flexible accommodation with an wealth of character, such as original fireplaces and exposed beams.

Located within the popular village of Hockliffe, this characterful property comprises; an entrance hall, lounge with feature log burner, kitchen, dining room and third reception room/fourth bedroom. Upstairs there are three double bedrooms, family bathroom and separate shower room.

Externally there is a low maintenance garden, driveway parking and an outbuilding.

Hockliffe has become a popular village in recent times and offers transport links via the A5 and junctions 11a and 12 of the M1, plus the train station in Leighton Buzzard.



ROOMS

Entrance Hall

Entrance via composite door. Double glazed window to front aspect. Tiled flooring. Storage cupboard under stairs.

Lounge

Engineered wooden flooring. Feature fireplace with log burner. Radiator. Double glazed window to front aspect.

Bedroom/Reception Room

Engineered wooden flooring. Feature cast iron fireplace. Radiator. Double glazed window to front aspect.

Kitchen

A range of wall and base units with worktop over. Composite sink unit with drainer. Tiled splash back. Space for freestanding oven, fridge/freezer, dishwasher, washing machine and tumble dryer. Worcester boiler housed in cupboard. Tiled flooring. Double glazed window to rear aspect. Composite part glazed door to garden.

Dining Room

Tiled flooring. Feature fireplace. Radiator. Double glazed window to rear aspect. Stairs rising to the first floor.

Landing

Fitted carpet. Access to two loft hatches.

Bedroom One

Laminate flooring. Feature fireplace. Radiator. Airing cupboard. Double glazed window to rear aspect.

Bedroom Two

Laminate flooring. Radiator. Double glazed window to front aspect.

Bathroom

White three piece suite comprising; Panelled bath with shower over and glass shower screen. Wash hand

basin. W.C. Heated towel rail. Tiled walls and flooring. Double glazed opaque window to rear aspect.

Bedroom Three

Laminate flooring. Radiator. Double glazed window to front aspect.

Shower Room

White three piece suite comprising; Shower. Wash hand basin. W.C. Heated towel rail. Tiled walls and flooring. Double glazed opaque window to rear aspect.

Garden

Low maintenance garden with seating area. Fully enclosed. Outside tap.

Outbuilding

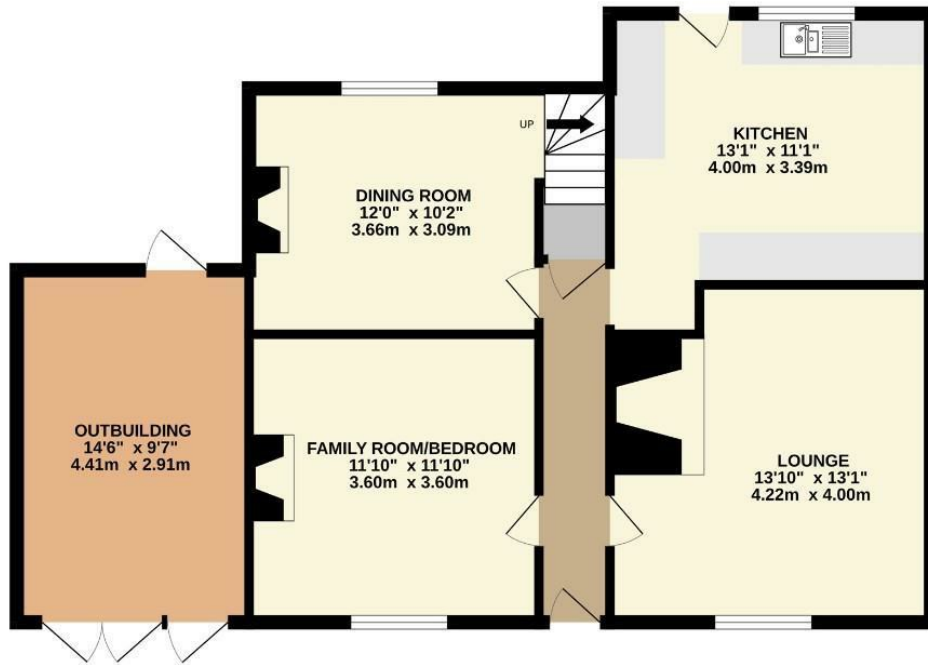
Access via double wooden doors and singular door. Personal door to rear. Power and lighting.

Frontage

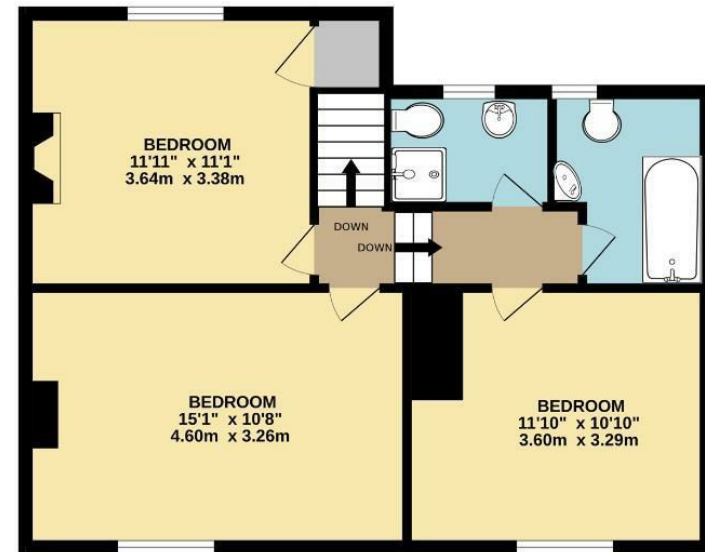
Driveway parking.



GROUND FLOOR
762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.4 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 |
|--|-----------|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | 75 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | 39 | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Thinking of Selling?

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.

