



**Old Dairy Court, Leighton Road, Hockliffe**  
LU7 9NT

**Offers In The Region**





# Leighton Road, Leighton Buzzard

## DESCRIPTION

Hunters are pleased to offer this three double bedroom detached home, located within Hockliffe village and offered with no onward chain.

The property comprises; entrance hall, kitchen breakfast room, dining room, lounge, downstairs bedroom and shower room. Upstairs there are two double bedrooms with en-suite to the main bedroom and separate family bathroom.

Externally there is an enclosed rear garden, double garage and driveway parking.

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 part glazed door. Coir matting. Laminate flooring. Storage cupboard. Radiator. Stairs rising to first floor.

**Shower Room**  
White three piece suite comprising; Shower. Wash hand basin. W.C. Chrome heated towel rail. Tiled flooring. Double glazed opaque window to side aspect.

**Bedroom Three**  
Laminate flooring. Radiator. Double glazed window to side aspect.

**Kitchen breakfast room**  
A range of wall and base units with worktop over. Stainless steel sink with drainer. Tiled splash back. Integrated double oven with four ring electric hob and extractor above. Integrated fridge/freezer, dishwasher, washing machine and tumble dryer. Laminate flooring. Radiator. Double glazed window to front aspect.

**Dining Room**  
Laminate flooring. Radiator. Storage cupboard. Double glazed patio doors to garden.

**Lounge**  
Laminate flooring. Radiator. Electric fireplace. Double glazed patio doors to garden.

**First Floor Landing**  
Fitted carpet. Airing cupboard. Storage cupboard. Velux window.

**Bedroom One**  
Fitted carpet. Radiator. Built in wardrobes and matching side tables. Double glazed window to front aspect.

**En-suite**  
White three piece suite comprising; Shower. Wash hand basin. W.C. Chrome heated towel rail. Tiled flooring. Velux window.

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

**Family Bathroom**  
White three piece suite comprising; Roll top bath. Wash hand basin. W.C. Chrome heated towel rail. Part tiled walls and tiled flooring. Double glazed opaque window to rear aspect.

**Frontage**  
Driveway parking for two vehicles. Pathway leading to front door. Gravelled area. Gated side access.

**Double Garage**  
Electric up and over door. Power and lighting. Boarded loft space.

**Garden**  
Paved patio area with laid to lawn. Fully enclosed, surrounded by mature shrubs and bushes. Gated side access. Two wooden sheds with power and lighting. Outside tap.





GROUND FLOOR  
986 sq.ft. (91.6 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.8 sq.m.) approx.

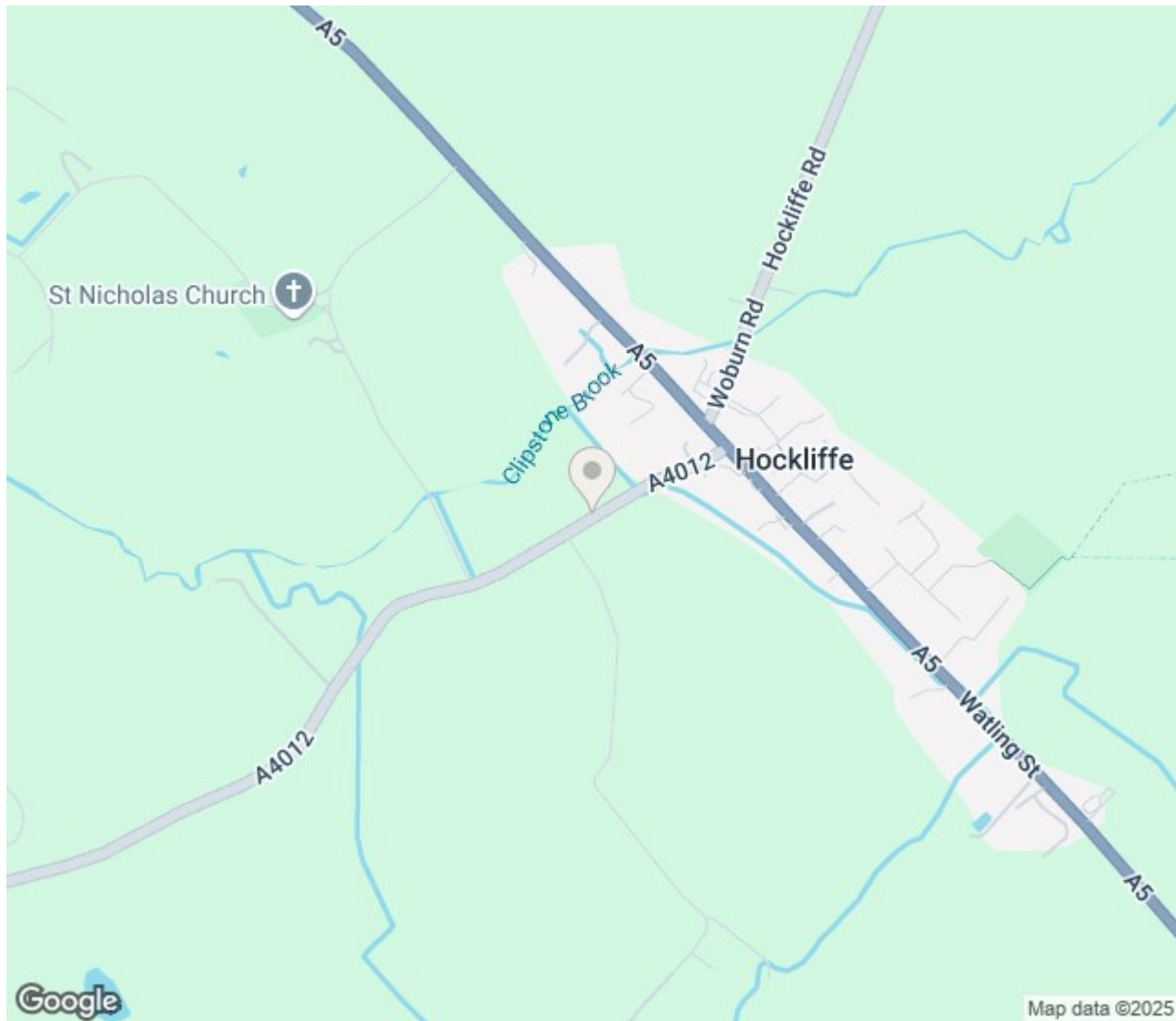


TOTAL FLOOR AREA : 1446 sq.ft. (134.4 sq.m.) approx.


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
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>	54	65
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

