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7 Leighton Road, Eggington, Leighton Buzzard, LU7 9PE

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Guide Price £565,000

- FOUR DOUBLE BEDROOMS
- SPACIOUS OPEN PLAN KITCHEN/DINING ROOM
- ADDITIONAL RECEPTION ROOM AND UTILITY ROOM
- GENEROUS DRIVEWAY WITH MULTIPLE PARKING SPACES
- SUMMER HOUSE AND TWO LARGE SHEDS
- EXTENDED SEMI-DETACHED FAMILY HOME
- TWO CAST IRON LOG BURNERS
- MODERN FOUR PIECE FAMILY BATHROOM
- APPROX. 100FT REAR GARDEN WITH DECKING AND COVERED SEATING AREA
- INTERACTIVE VIRTUAL TOUR

This exceptional four-bedroom extended semi-detached family home combines elegant design with versatile living spaces, perfectly positioned in the picturesque Bedfordshire village of Eggington, surrounded by open countryside and scenic views.

The property immediately impresses with an entrance hall that sets the tone for the home's style and scale. The lounge is a warm and inviting space, centred around a cast iron log burner and enhanced by a striking box window that floods the room with natural light. Flowing seamlessly from here, the showpiece of the home is the extended kitchen/dining room. Designed for both everyday living and entertaining, this open-plan area features sleek modern cabinetry, ample workspace, and room for a fridge/freezer. Two sets of French doors frame views of the rear garden while providing direct access outside. The dining area, complete with its own cast iron log burner, creates the perfect atmosphere for family gatherings, while practical features include access to the understairs cupboard and a well-appointed downstairs cloakroom. Finished with herringbone-style flooring, this space blends contemporary style with comfort. A further reception room offers flexibility as a playroom, office, or snug, while the separate utility room adds practicality to the ground floor.

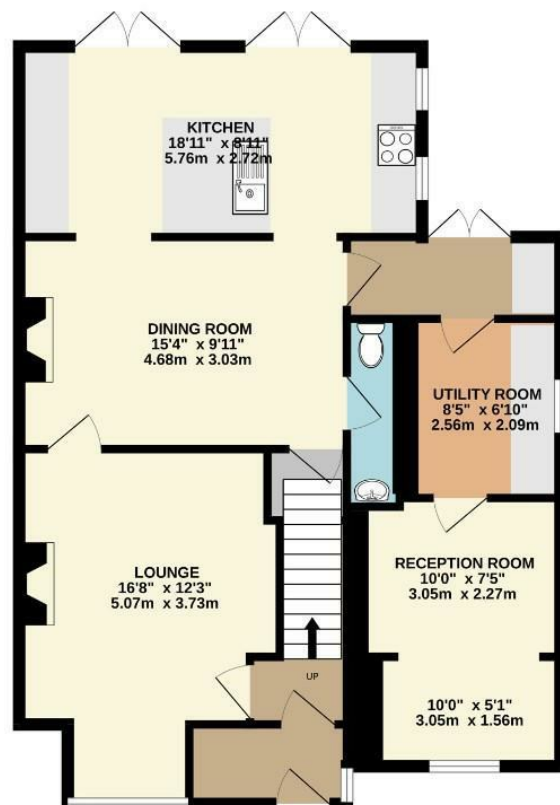
The first-floor landing leads to four generously proportioned double bedrooms, all thoughtfully arranged. The second bedroom includes access to a loft room, offering potential for a home office or creative space. A modern four-piece family bathroom completes the upper level, finished to a high standard.

Externally, the property boasts a substantial driveway, providing off-road parking for several vehicles. To the rear, the garden stretches to approximately 100ft, mainly laid to lawn, and enhanced by a newly installed decked terrace and a covered seating area—ideal for outdoor entertaining year-round. Two spacious sheds and a charming summer house sit toward the rear.

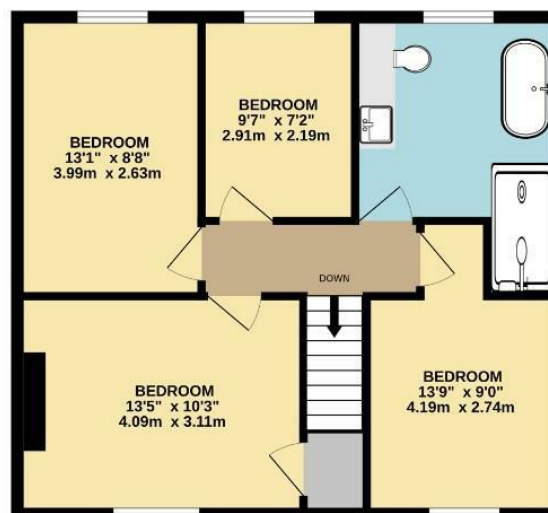
Location

The village of Eggington is a traditional farming village, benefiting from a play school, church and restaurant. There is a local farm shop which provides for everyday needs and more shopping facilities are available in Leighton Buzzard and Woburn. The village, whilst retaining a rural charm is readily accessible to the major road network (A5 and M1 Junctions 9, 12 & 13) and rail links with the mainline station at Leighton Buzzard with a journey time to London Euston of approximately 35 minutes.

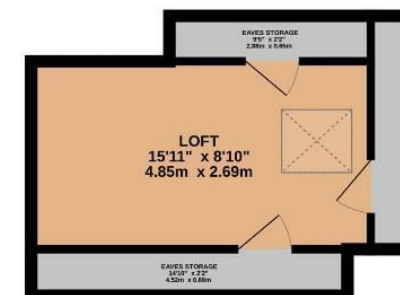
GROUND FLOOR
788 sq.ft. (73.2 sq.m.) approx.



1ST FLOOR
587 sq.ft. (54.5 sq.m.) approx.



2ND FLOOR
214 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA : 1589 sq.ft. (147.6 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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