



Sheepcote Crescent | Heath And Reach | Leighton Buzzard | LU7 0AJ

Asking Price £425,000

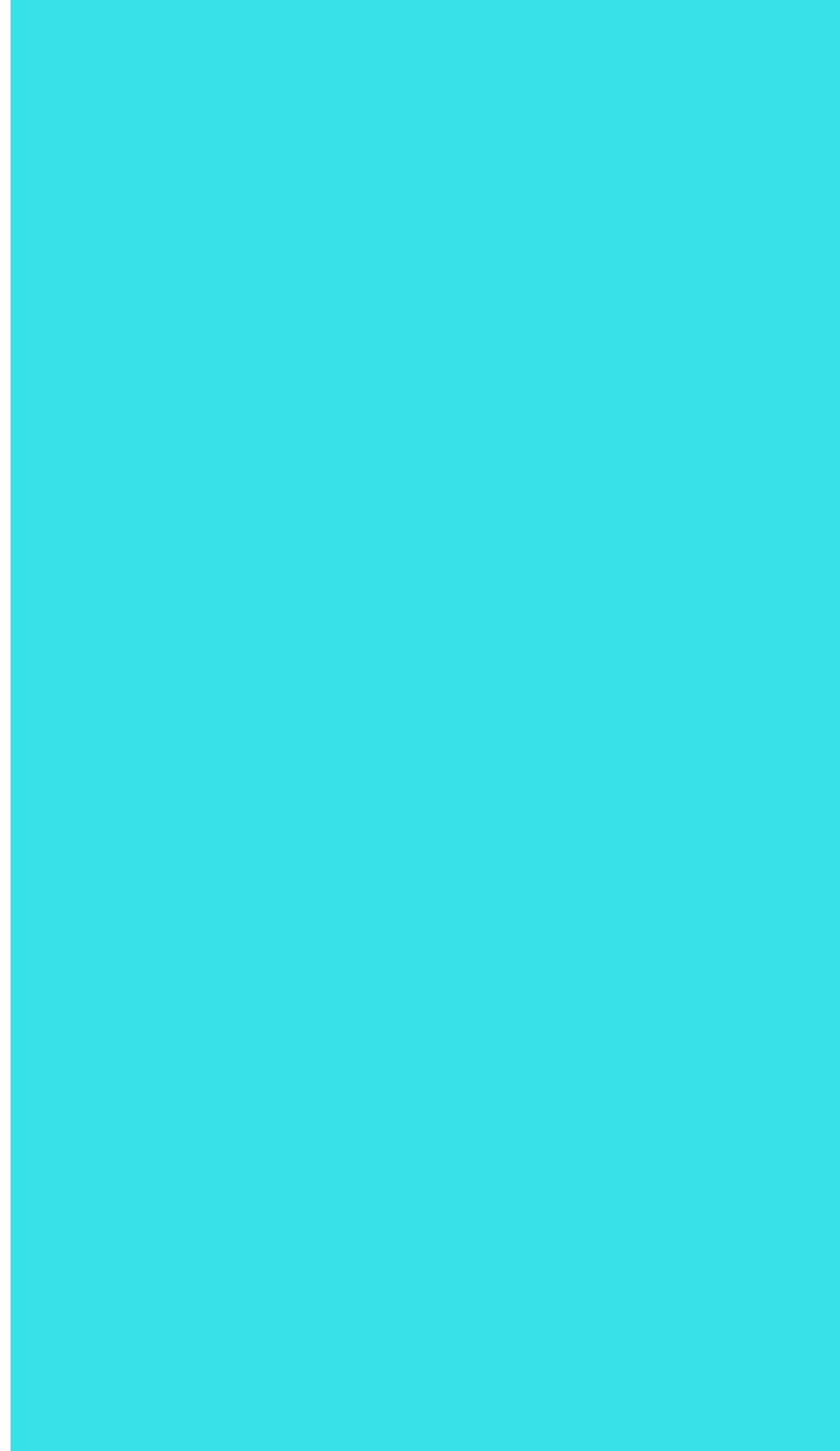
# Sheepcote Crescent | Heath And Reach

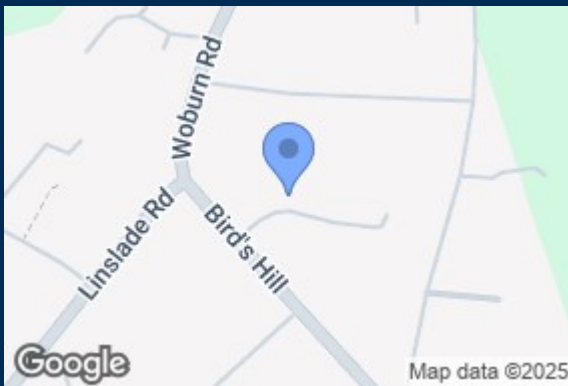
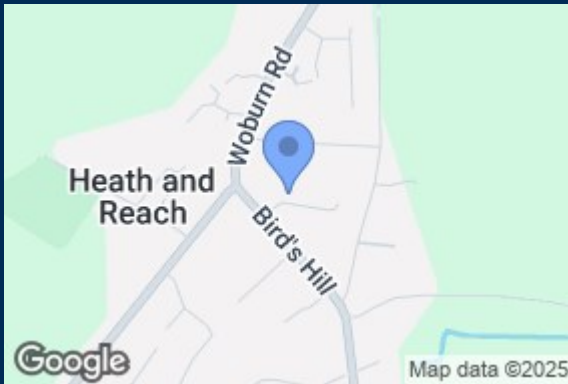
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A substantial four bedroom semi detached family home in a cul-de-sac location in the sought after village striking distance from Leighton Buzzard. The accommodation includes; entrance hall, living room, well-fitted kitchen, conservatory, four bedrooms and a family bathroom. There is a double length garage, driveway and a beautiful mature garden. Significant potential to further develop as well as no chain. Internal viewing recommended.

- A four bedroom semi-detached family home in a cul-de-sac location.
- Double length garage and driveway.
- Four bedrooms and a family bathroom.
- Significant potential to develop/extend subject to necessary permissions.
- Excellent school catchments for all ages.
- Walking distance of the village shop, several pubs, school and Stockgrove country park.
- Two reception rooms with a spacious living room and conservatory.
- Well fitted kitchen.
- Beautiful mature rear garden.
- No upper chain.







Approximate Gross Internal Area  
 Ground Floor = 70.3 sq m / 757 sq ft  
 (Excluding Garage)  
 First Floor = 57.3 sq m / 617 sq ft  
 Total = 127.6 sq m / 1374 sq ft

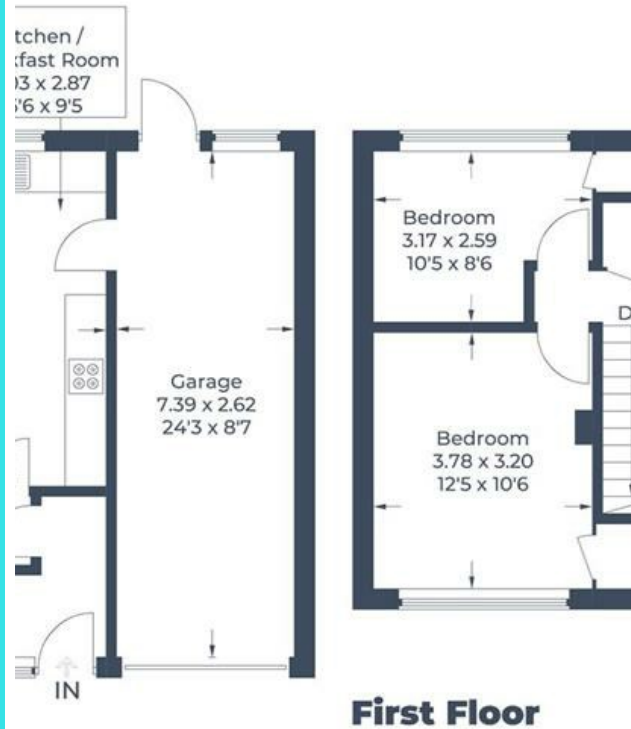


Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		81	Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

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