



Mannock Way | | Leighton Buzzard | LU7 4HU

Asking Price £475,000

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A beautifully presented four-bedroom detached family home on Billington Park offering spacious, modern living in a sought-after location close to parks and green spaces. With two generous reception rooms in the living room plus bright dining room with garden access, and a well-appointed kitchen/breakfast room. Upstairs are four good size bedrooms, including a principal with en-suite, plus a sleek family bathroom. The property also benefits from a generous south-facing garden, driveway parking, and an integral garage. Offered for sale with a complete upper chain.

- A beautifully presented four-bedroom detached family home in a popular location.
- Bright dining room with patio doors opening to the south-facing garden.
- Main bedroom with fitted wardrobes and en-suite shower room.
- Contemporary family bathroom with rainfall shower.
- Sought-after Leighton Buzzard location close to parks, schools, and transport links.
- Spacious living room with feature fireplace and French doors opening to the dining room.
- Modern kitchen/breakfast room with ample storage and garden access.
- Three further well-proportioned bedrooms.
- Driveway for two cars. Integral garage with power, lighting, and convenience door.
- Complete upper chain.

Welcome to Mannock Way

The property boasts a smart frontage, featuring a red brick façade with decorative brick detailing. A spacious driveway provides off-road parking for multiple vehicles and leads to an integral single garage. The property is set back from the road with a neat lawn area bordered by mature shrubs and a well-established trees, offering privacy. The welcoming front entrance is sheltered by a porch canopy, adding to the curb appeal.

Entrance Hall

A welcoming entrance hall provides a stylish first impression of the home. The space features wood-effect flooring, a staircase with a modern dark balustrade and carpet runner, and neutral décor complemented by contrasting doors and trim for a contemporary feel. There is convenient access to the lounge, kitchen/breakfast room, and downstairs cloakroom, with useful under-stairs storage completing this practical space.

Downstairs Cloakroom

The property benefits from a convenient downstairs cloakroom, located just off the entrance hall. It's fitted with a WC and wash basin, providing a practical addition for guests and family use.





Lounge

15'5" x 10'6" (4.72 x 3.21)

A beautifully presented and generously sized lounge offers a warm and inviting atmosphere. This stylish space features a large front-facing window that fills the room with natural light, complemented by bold feature walls. A contemporary electric fireplace with a wooden surround provides an attractive focal point, while French doors open into the dining room, creating a seamless flow perfect for entertaining.

Dining Room

10'6" x 8'2" (3.21 x 2.49)

The dining room is a bright and versatile space, perfect for family meals or entertaining. Stylishly decorated with bold feature walls and modern décor, it offers ample room for a large dining table and chairs. Sliding patio doors open directly onto the rear garden, allowing plenty of natural light to flood the room and providing an effortless connection between indoor and outdoor living.

Kitchen

14'8" x 10'9" (4.48 x 3.29)

A bright and spacious kitchen/breakfast room fitted with a range of contemporary light wood cabinets and contrasting worktops. The space is well designed, offering ample storage and workspace, along with integrated appliances including an oven, extractor and gas hob, there is space for a fridge freezer, washing machine and dishwasher. A large window overlooks the rear garden, filling the room with natural light, while a side door provides convenient access to the outside. A door leads into the dining room making this the perfect space for everyday family living and casual dining.

Garage

16'4" x 8'2" (5 x 2.49)

The integral single garage offers excellent versatility and is currently utilised as a home gym. It features power and lighting, making it ideal for storage, a workshop, or continued use as a fitness space. The garage can be accessed from the driveway via an up-and-over door and also there is access from a side door.

Garden

The property enjoys a generous and enclosed rear garden, mainly laid to lawn and bordered by a red brick wall and timber fencing for privacy. A paved patio area provides the perfect space for outdoor seating and entertaining, while the open layout offers plenty of potential for landscaping or family play space. The garden benefits from a South-facing aspect and can be accessed directly from the dining room via sliding patio doors, side access from the kitchen as well as via a gate to the driveway.

Landing

A spacious and well-lit landing provides access to all four bedrooms, the family bathroom, and an airing cupboard. The layout offers a practical flow throughout the first floor.

Principal Bedroom

11'3" x 10'4" (3.44 x 3.16)

The principal bedroom is a generous double bedroom positioned at the rear of the property, featuring a large window that fills the space with natural light. The room is beautifully presented with a soft, modern colour palette and includes fitted wardrobes providing excellent storage.

Ensuite

The en-suite shower room is neatly appointed with a shower cubicle, wash basin, and WC, offering a private addition to this comfortable main bedroom. Frosted window to the rear.

Bedroom Two

10'4" x 10'4" (3.16 x 3.16)

Bedroom two is double bedroom which is tastefully decorated in soft tones with a feature wall, the room benefits from a large window overlooking the front of the property, allowing plenty of natural light to flow in.

Bedroom Three

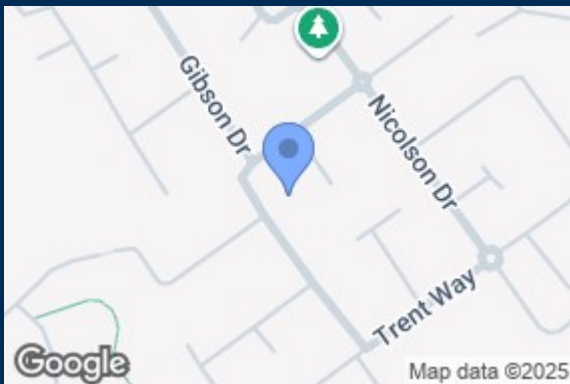
9'0" x 6'10" (2.75 x 2.09)

Bedroom three is a further double bedroom with a nice outlook to the rear of the property. Stylishly decorated with a playful feature wall, the room is warm and inviting, ideal for use as a child's bedroom, guest room, or even a home office.

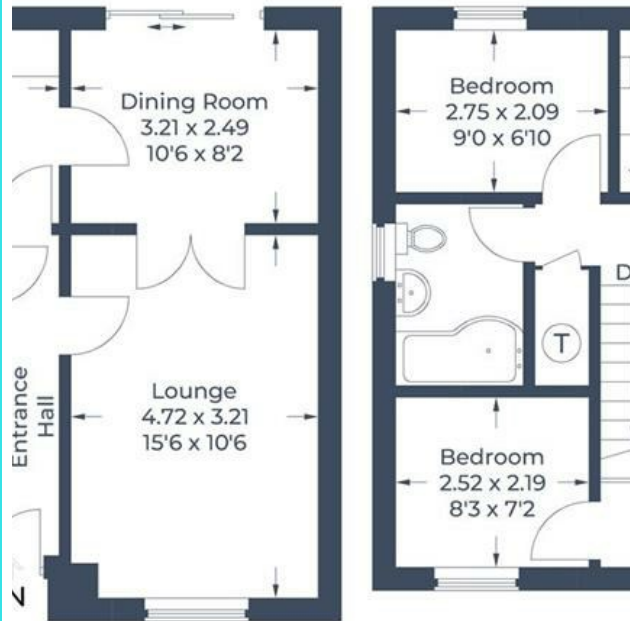
Bedroom Four

8'3" x 7'2" (2.52 x 2.19)

Currently used as a home office, this fourth bedroom offers a flexible and functional space ideal for working from home, a single bedroom, or a nursery. Neutrally decorated and filled with natural light from a front-facing window.



Approximate Gross Internal Area
 Ground Floor = 46.4 sq m / 499 sq ft
 First Floor = 55.7 sq m / 599 sq ft
 Garage = 12.6 sq m / 136 sq ft
 Total = 114.7 sq m / 1,234 sq ft



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
92-100 A					
81-91 B					
69-80 C					
55-68 D					
39-54 E					
21-38 F					
1-20 G					
Not energy efficient - higher running costs					
England & Wales		EU Directive 2002/91/EC			
82-91 A					
61-81 B					
49-60 C					
35-48 D					
19-34 E					
11-38 F					
1-20 G					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales		EU Directive 2002/91/EC			

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