



Leighton Road, Northall, LU6 2HA
Offers in excess of £700,000

Sears & Co
estate & letting agents

A rare opportunity to acquire this handsome character property with accommodation spanning just under 3000 SQFT, (including outbuildings/annexe) situated in a prominent position on Leighton Road in the village of Northall.

The accommodation includes an entrance hallway, living area with log burner, family area, playroom, dining room, kitchen/breakfast room, four first floor bedrooms two of which benefit from en suite shower rooms and a refitted family bathroom.

The property also has the added benefit of refurbished annexe accommodation which offers an 18FT living space, fitted kitchen, shower room and a second annexe room which would be perfect for working at home.

Externally there is a substantial driveway providing parking, a delightful rear garden, store room/workshop and a double garage with power & lighting. Council tax band G. Contact sole appointed selling agents Sears & Co to arrange a viewing.



www.searsandco.co.uk

Sears & Co

A rare opportunity to acquire this handsome character property with accommodation spanning just under 3000 SQFT, (including outbuildings/annexe) situated in a prominent position on Leighton Road in the village of Northall.

The accommodation includes an entrance hallway, living area with log burner, family area, playroom, dining room, kitchen/breakfast room, four first floor bedrooms two of which benefit from en suite shower rooms and a refitted family bathroom.

The property also has the added benefit of refurbished annexe accommodation which offers an 18FT living space, fitted kitchen, shower room and a second annexe room which would be perfect for working at home.

Externally there is a substantial driveway providing parking, a delightful rear garden, store room/workshop and a double garage with power & lighting. Council tax band G. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Double Glazed Front Door

Porch

Tiled flooring. Door to the entrance hallway.

Entrance Hallway

Double glazed window. Tiled flooring. Radiator. Access to the dining room and downstairs w/c.

W/C

Double glazed window. Fitted with a low level w/c and a wall mounted wash hand basin with mixer tap. Tiled flooring. Extractor fan.

Dining Room

Double glazed window. Radiator. Exposed wood flooring. Storage alcove. Store cupboard. Access to the kitchen & family area.

Family Area

Double glazed window. Radiator. Exposed wood flooring. Opening leading to the play room. Open plan to the living area.

Living Area

Double glazed doors leading to the garden. Double glazed window. Radiator. Log burner.

Playroom

Two double glazed windows. Radiator. Exposed wood flooring.

Kitchen/Breakfast Room

Two double glazed windows. Fitted with a range of eye and base level units with work surfaces over also forming a breakfast bar. Integrated oven, microwave, electric hob and extractor over. Integrated fridge, freezer and dishwasher. One and a half bowl sink and drainer unit with mixer tap. Tiling to splash back areas. Tiled flooring. Radiator. Stairs rising to the first floor accommodation. Access to the utility room.

Utility Room

Double glazed door leading to the garden. Double glazed window. Fitted with some base level units with space for a free standing washing machine. Boiler for the oil heating. Ceramic sink and drainer unit with mixer tap. Partial tiling to splash back areas. Tiled flooring.

First Floor Landing

Double glazed window. Fire place. Access to the loft. Access to four bedrooms and the family bathroom.

Bedroom One

Double glazed window. Feature timbers. Radiator. Recessed down lighting. Access to the en suite.

En Suite

Double glazed window. Fitted in a wet room style with a shower area, wall mounted wash hand basin and a low level w/c. Tiled flooring. Tiled walls. Recessed down lighting. Chrome heated towel rail.

Bedroom Two

Double glazed window. Radiator. Access to the en suite. Views toward the garden.

En Suite

Double glazed window. Fitted with a three piece suite to include a shower area, wall mounted wash hand basin and a low level w/c. Heated towel rail. Tiled walls. Tiled flooring. Recessed down lighting.

Bedroom Three

Double glazed window. Radiator. Recessed down lighting.

Bedroom Four

Double glazed window. Radiator. Views toward the garden.

Family Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath, pedestal wash hand basin and a low level w/c. Tile effect flooring. Airing cupboard. Heated towel rail. Partial tiling to splash back areas.

Annexe Room One

Accessed via a double glazed door from the garden and a courtesy door from the garage. Double glazed window. Two electric heaters. Currently utilised as additional living space. Opening to the kitchen area.

Annexe Kitchen

Double glazed door leading to a patio area. Fitted with a range of kitchen units with a work surface over. Integrated oven with electric hob and extractor over. Integrated microwave and fridge. Inset ceramic sink with mixer tap. Tiling to splash back area. Recessed down lighting. Tile effect flooring. Access to the shower room and annexe

Annexe Room Two

Double glazed window. Two skylights. Electric heater.

Annexe Shower Room

Fitted with a three piece suite to include a 'quadrant' shower enclosure with electric shower, wash hand basin and a low level w/c. Recessed down lighting. Extractor fan. Vinyl style flooring.

To The Front

An area of frontage laid primarily with loose stones enclosed in part by high level hedging.

To The Rear

Accessed via a 5-bar gate, currently arranged to provide a concrete driveway to the double garage and parking area. Garden area partially laid to lawn, with areas of patio and some planted borders. 7KW Electric car charger.

Store

Accessed via a double glazed door. Double glazed window. Access to the double garage. Power & lighting.

Double Garage

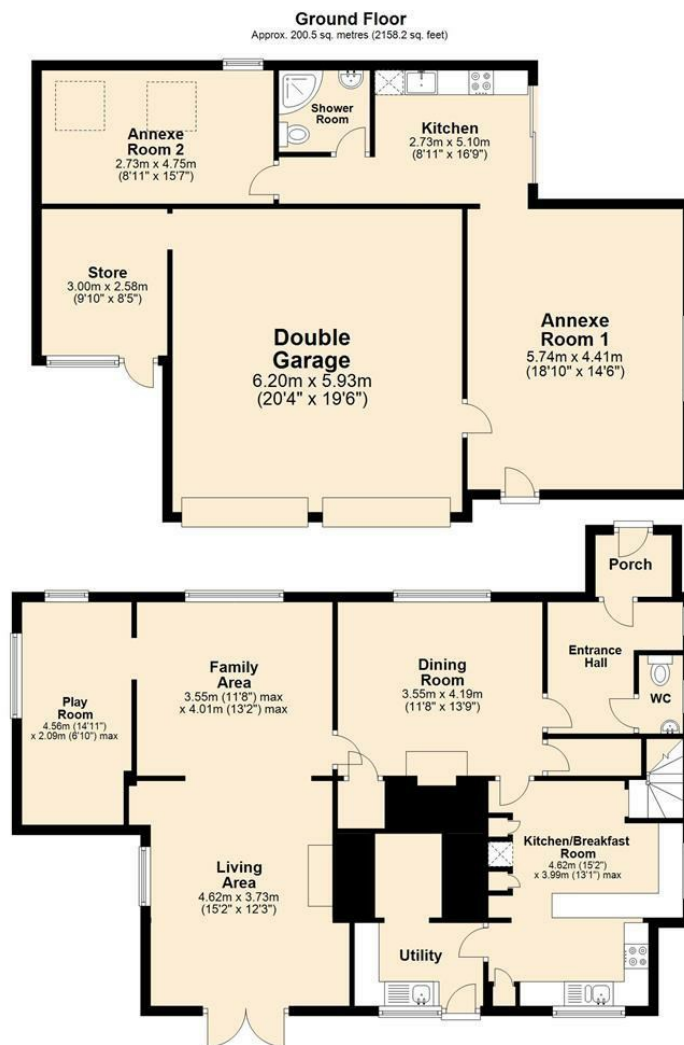
Accessed via two garage doors a courtesy door from the annexe and an opening from the store area. Power & Lighting.

Plot To The Side

The neighbouring plot is in the later stages of securing planning permission for a detached new build property. It may be possible to purchase the neighbouring plot by separate negotiation.







Total area: approx. 278.4 sq. metres (2996.3 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

www.searsandco.co.uk

Sears & Co

Hemel Hempstead Office: 67 High Street, Old Town, Hemel Hempstead, Hertfordshire, HP1 3AF
call: 01442 254 100

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		