



Lywood Road, Leighton Buzzard, LU7 4RA

welcome to

Lywood Road, Leighton Buzzard

Fantastic home with enviable ground floor space. TWO/THREE luxurious reception rooms, TWO modern bathrooms and a SPACIOUS kitchen/diner, Complete with OFF-ROAD PARKING, a GARAGE and POTENTIAL TO EXTEND further (STPP). Perfect if you need a HOME OFFICE or envisioning your own SMALL BUSINESS.

Entrance Porch

Composite door to the front and double glazed obscured window to the front. Tiled flooring and Upvc door to the entrance hall.

Entrance Hall

Upvc door from the entrance port, stairs to the first floor, under-stairs storage cupboard, tiled flooring and radiator. Doors to the lounge and kitchen.

Lounge

14' 5" x 11' 9" (4.39m x 3.58m)

Feature gas fire with coal effect flame, coving to the ceiling and double glazed sliding door into the conservatory. Door to the kitchen.

Conservatory

10' 6" x 10' 2" (3.20m x 3.10m)

Built of brick and Upvc construction with double glazed windows to the sides and rear. Tiled floor and double glazed Patio door leading into the garden.

Kitchen

20' 6" x 8' 8" (6.25m x 2.64m)

Partially tiled, fitted kitchen, with a mix of wall and base light wood effect units with work surface over, one and a half bowl sink with mixer tap and drainer, two 'stoves' electric ovens and a five ring gas hob with stainless steel chimney style cooker hood over. Plumbing for a dishwasher and space for an under-counter fridge. Breakfast bar with over-hang, wine store and tall boy storage cupboard. Wall mounted gas central heating boiler, tiled flooring and coving to the ceiling. Double glazed Patio doors leading out to the garden.

Bedroom Three / Reception Room

20' 3" max x 10' 3" max narrowing to 3' 10" (6.17m max x 3.12m max narrowing to 1.17m)

Self-contained with composite door to the front. Kitchen area with wall and base units with work surface over, stainless steel sink with mixer tap, plumbing and space for white goods. Recessed lighting, laminate flooring, radiator and double glazed Patio doors with fitted shutters to the rear. Access to the main kitchen and shower room.

Shower Room

Pedestal wash hand basin, wc and enclosed shower cubicle. Towel radiator, extractor fan and loft access. Double glazed obscured window to the front.

First Floor Landing

Stairs from the ground floor, airing cupboard housing the hot water tank and shelves plus coving to the ceiling. Boarded loft accessed by a pull down loft ladder. Double glazed window to the front.

Bedroom One

14' 5" x 9' 5" (4.39m x 2.87m)

A range of fitted wardrobes with hanging rail and overhead storage. Matching bedside tables and dressing table. Coving to the ceiling, radiator and double glazed window to the rear.

Bedroom Two

11' 5" x 9' 8" (3.48m x 2.95m)

Built-in storage cupboard, radiator and double glazed window to the rear.

Bathroom

Partially tiled with pedestal wash hand basin, wc and panelled bath with mixer tap and shower attachment over. Towel radiator and coving to the ceiling. Double glazed obscured windows to the front and side.

Outside Garage

Garage with a single up & over door plus a door to the rear.

Rear Garden

Mostly lawned with sleeper edging. Large wooden pergola with decking slabs and outside lighting. Tiered water fountain. Rear garden pergola with lattice fence panels and space for seating. Outside lights. Shed with outside power unit. Large patio area with space for outside seating and entertaining. Side access door to garage. Water tap. Abundance of shrubs, bedding plants and climbers.

Front Garden

Off road parking to the front with space for several cars.



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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welcome to
Lywood Road,
Leighton Buzzard

- EXTENDED THREE BEDROOM SEMI DETACHED HOME
- LARGE BREAKFAST KITCHEN
- CONSERVATORY
- FAMILY ROOM/SELF CONTAINED WORK FROM HOME SPACE
- MATURE REAR GARDEN

Tenure: Freehold EPC Rating: D

£372,000



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Property Ref:
LBZ108325 - 0020

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