



Brownlow Lane, Cheddington, Leighton Buzzard, LU7 0SS

welcome to

Brownlow Lane, Cheddington, Leighton Buzzard

CHAIN FREE - Situated in a CUL-DE-SAC in the village of CHEDDINGTON, this THREE bedroom home has a LANDSCAPED garden, a garage at the back of the garden and is only a short walk from Cheddington STATION.

Entrance Hall

Composite door with fan-light to the front, stairs to the first floor, under-stairs storage cupboard and coving to the ceiling. Doors to the lounge and kitchen.

Lounge

13' 9" x 11' max (4.19m x 3.35m max)
Open fireplace with tiled hearth and brick effect surround and mantel. Coving to the ceiling and double glazed window to the front.

Dining Room

9' 5" x 8' 2" (2.87m x 2.49m)
Double glazed picture window to the rear, coving to the ceiling and double glazed French door leading out to the garden.

Kitchen

9' 4" x 8' 10" (2.84m x 2.69m)
Partially tiled, fitted kitchen with a mix of coloured wood effect wall and base units, one and a half composite sink with mixer taps and drainer, integrated 'Bosch' electric oven and electric hob plate with concealed extractor over. Integrated 'Indesit' dishwasher plus integrated fridge and freezer. Plumbing and space for a washing machine. Cupboard housing the Creda 'Comfoaire' warm air heating system, recessed lights and ceramic tiled flooring. Door to the dining room. Double glazed window to the rear.

First Floor

Landing

Stairs from the ground floor, airing cupboard housing the hot water tank, two built-in storage cupboards and Loft access with a pull down ladder.

Bedroom One

11' 2" x 9' 8" (3.40m x 2.95m)
Built-in wardrobe with hanging rail and over-head storage. Double glazed window to the front.

Bedroom Two

9' 9" x 9' 5" (2.97m x 2.87m)
Built-in wardrobe with hanging rail and over-head storage. Double glazed window to the rear.

Bedroom Three

8' 2" max over bulkhead x 7' 5" (2.49m max over bulkhead x 2.26m)
Built-in shelving and over-head wall cupboards. Double glazed window to the front.

Bathroom

Partially tiled with wash hand basin set into a counter top with storage cupboard under and panel 'jacuzzi' bath with mixer tap and 'Triton' electric shower over. Double glazed window to the rear.

Separate Wc

Wc and double glazed window to the rear.

Outside Garage

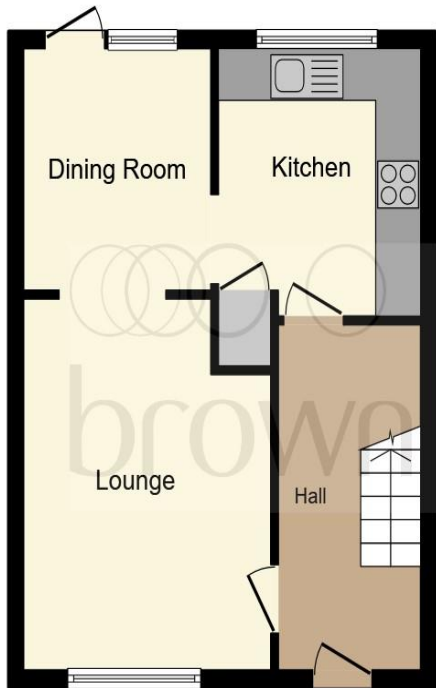
Single detached garage with up & over door, power, light and Upvc door to the rear.

Rear Garden

Landscaped garden with outside water tap, partially shingled with brick edging lawn areas, raised planters with sleeper edging and a horse chestnut tree. Fully enclosed by panel fencing, with pathway to the garage and gated side access.

Agents Note

The sale of the property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential time frames involved.



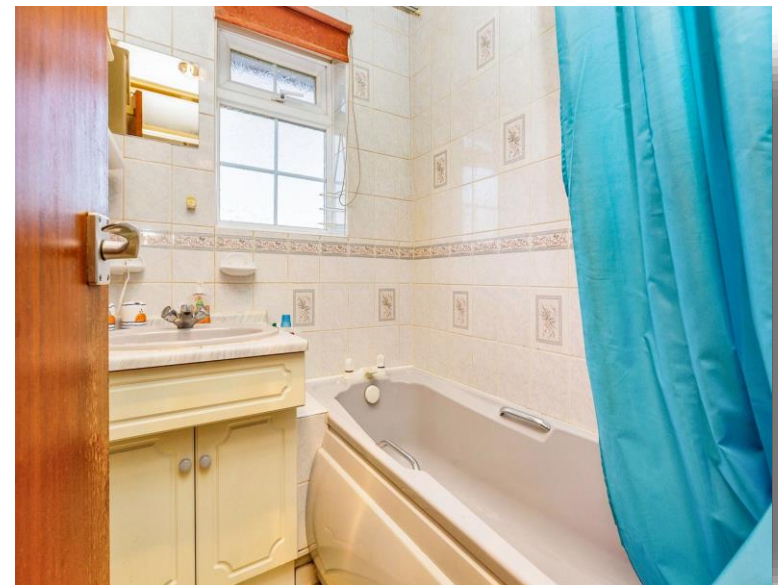
Ground Floor



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
Brownlow Lane,
Cheddington, Leighton Buzzard

- THREE BEDROOM SEMI
- NO UPPER CHAIN
- VILLAGE LOCATION
- LANDSCAPED REAR GARDEN
- WITHIN WALKING DISTANCE OF THE STATION

Tenure: Freehold EPC Rating: D

£375,000



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Property Ref:
LBZ108533 - 0017

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