



**Church Street, Wing, Leighton Buzzard, LU7 0NY**

**welcome to**

## **Church Street, Wing, Leighton Buzzard**

This old, CONVERTED CHAPEL in WING is not just a home; it is a project for those with a passion for restoration and an eye for design. With the right touch, this property can be transformed into a spectacular residence, blending historic elegance with contemporary living.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### **Entrance Hall**

Door to the front, large storage cupboard, storage cupboard and cloakroom hanging space.

### **Lounge**

22' 4" x 18' 4" ( 6.81m x 5.59m )  
Brick feature fireplace, stairs to the mezzanine landing and two, large single-glazed windows to the side.

### **Second Reception Room**

18' 6" x 10' 6" ( 5.64m x 3.20m )  
Radiator and two double-glazed obscured windows, one on either side.

### **Third Reception Room**

16' 6" x 7' 6" ( 5.03m x 2.29m )  
Stain-glass window to the ceiling, double-glazed window to the side and single-glazed doors leading out to the garden.

### **Dining Room**

18' 5" x 13' 4" ( 5.61m x 4.06m )  
Base units and three wall units, boiler, and single-glazed window to the side. Brick Arch leading into the lounge and a single-glazed door to the side.

### **Kitchen**

10' 8" x 8' 9" ( 3.25m x 2.67m )  
A mix of base units with work surface over, sink and space for a cooker with a chimney style extractor over. Space for a washing machine and fridge/freezer. Tiled flooring and radiator. Single-glazed window to the rear and double-glazed window to the side. Single-glazed barn door.

### **Bathroom One**

Pedestal wash hand basin, low-level WC and bath with hand-held shower attachment. Single-glazed window to the side.

### **Bathroom Two**

Partially tiled with pedestal wash hand basin, low-level WC and Jacuzzi bath and shower. Radiator, extractor and single-glazed window to the front.

### **First Floor Landing**

Stairs from the ground floor, airing cupboard, and single-glazed window to the side.

### **Bedroom One**

11' 7" x 11' 5" ( 3.53m x 3.48m )  
Built-in wardrobe with hanging space, access to a partially boarded loft space and radiator. Double-glazed skylight.

### **En-Suite**

Pedestal wash hand basin, low-level WC and corner bath.

### **Bedroom Two**

12' 10" x 9' ( 3.91m x 2.74m )  
Loft access, radiator and single-glazed traditional window to the front.

### **Bedroom Three**

12' 8" x 9' ( 3.86m x 2.74m )  
Boarded floor, radiator, and sliding single-glazed window to the front.

### **Outside Garage**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**welcome to**  
**Church Street,**  
**Wing, Leighton Buzzard**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE DOUBLE BEDROOMS
- OPEN-PLAN LIVING

Tenure: Freehold EPC Rating: E

guide price

**£495,000**



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Property Ref:  
LBZ108786 - 0007

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