



**The Croft, Liscombe Park, Soulbury, Leighton Buzzard,  
LU7 0GU**

**welcome to**

## **The Croft, Liscombe Park, Soulbury, Leighton Buzzard**

Idyllic two-bedroom, semi-detached home with two en-suites, an open plan living area with a log burner, off-street parking and scenic countryside with equestrian facilities close by and Liscombe Park sports centre on your doorstep. Early viewing is advised!

### **Cloakroom**

Wash hand basic with mixer tap set in a vanity unit and low-level WC with integrated flush.

### **Lounge / Kitchen**

25' 9" max x 16' 10" ( 7.85m max x 5.13m )

Lounge area: Double-glazed window to the front, stairs to the first floor, under stairs storage and corner log burner.

Kitchen area: Fitted kitchen with a mix of wall and base units with work surface over, 1.5 sink with mixer taps, electric oven and induction hob with extractor fan over. 2 double-glazed windows to the rear and a double-glazed window to the side. Double-glazed French doors leading out to the garden.

### **First Floor**

#### **Landing**

Stairs from the ground floor and double-glazed window to the front. Doors to both bedrooms.

#### **Bedroom One**

16' 11" x 9' 1" ( 5.16m x 2.77m )

Radiators and double-glazed windows to the front and rear.

#### **En-Suite**

Wall mounted wash hand basin with mixer tap and storage under, low-level WC with integrated flush and a bath, Heated towel rail and a double-glazed obscured window.

#### **Bedroom Two**

12' 5" x 9' 2" ( 3.78m x 2.79m )

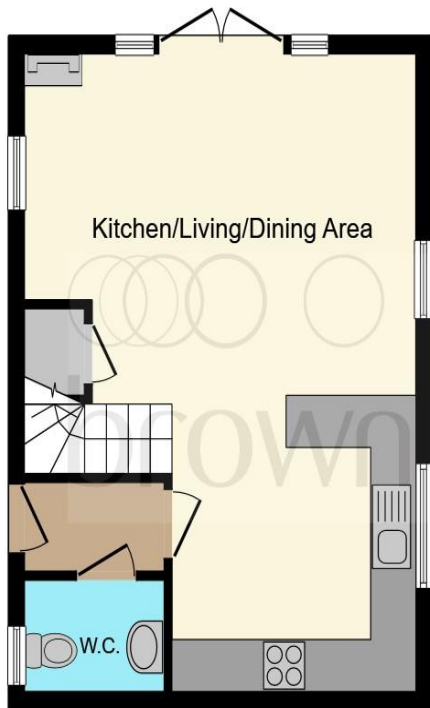
Radiator.

### **En-Suite**

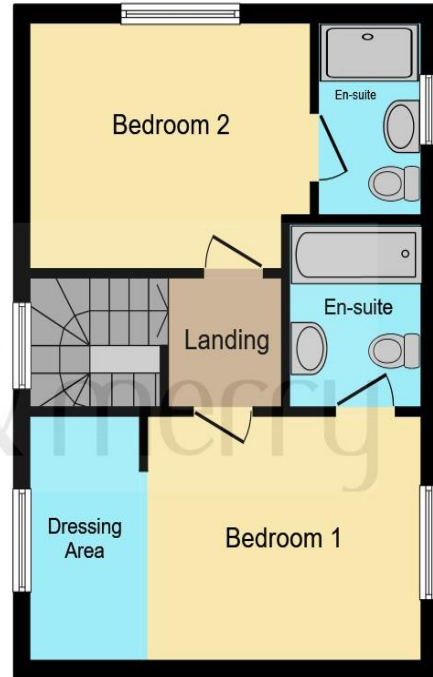
Fully tiled with a wall mounted wash hand basin with mixer tap and storage under, low-level WC with integrated flush and a walk-in shower with mixer taps and rain shower head. Heated towel rail and double-glazed obscured window to the side.

### **Outside Garden**

A wrap-around garden with air source heat pump shelter and a shed.



**Ground Floor**



**First Floor**

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

**The Croft, Liscombe Park,  
Soulbury, Leighton Buzzard**

- DOUBLE BEDROOMS
- TWO EN-SUITES
- OFF-STREET PARKING
- LOG BURNER
- EQUESTRIAN FACILITIES NEAR BY

Tenure: Freehold EPC Rating: C

**£365,000**



**view this property online** [brownandmerry.co.uk/Property/LBZ109134](https://www.brownandmerry.co.uk/Property/LBZ109134)



Property Ref:  
LBZ109134 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

brown & merry



**01525 372021**



[LeightonBuzzard@brownandmerry.co.uk](mailto:LeightonBuzzard@brownandmerry.co.uk)



17 High Street, LEIGHTON BUZZARD,  
Bedfordshire, LU7 1DT



**[brownandmerry.co.uk](https://www.brownandmerry.co.uk)**