



Aylesbury Road, Wing, Leighton Buzzard, LU7 0PD

welcome to

Aylesbury Road, Wing Leighton Buzzard

GRADE II LISTED - "THE OLD HOUSE" This stunning, chain free, home blends historic charm and modern convenience, Five bedrooms and three bathrooms. Character features throughout. NEW off-street parking for convenience and ample storage throughout. Please call for a viewing.

Entrance Hall

Door to the front, stairs to the first floor and doors to the lounge and the dining room.

Lounge

20' 7" x 15' 2" (6.27m x 4.62m)

Brick built fireplace with log burner, wooden floors and radiator. Single-glazed window with secondary glazing to the front and single-glazed window and French doors leading out to the garden.

Dining Room

17' 8" x 11' 2" (5.38m x 3.40m)

Brick built feature open fireplace and 3 fire-side cupboards. Walk-in 'butlers' cupboard and single-glazed bay window with secondary glazing looking out to the garden.

Snug/Study

11' 6" x 10' 2" (3.51m x 3.10m)

Cupboard housing the hot water cylinder, built-in units and radiator. Single-glazed window with secondary glazing to the front.

Shower Room

Fully tiled with wall mounted wash hand basin, low-level WC and walk-in shower. Heated towel rail.

Kitchen / Breakfast Room

14' 11" x 11' 4" (4.55m x 3.45m)

Fitted kitchen with a mix of wall and base units with work surface over, sink with drainer, Aga, electric oven and electric hob. Integrated dishwasher. Stairs to the first floor, under stairs storage and tiled floor. Space for a dining table and chairs.

Utility Room

Shelving units and under stairs storage. Space for a washing machine and fridge/freezer. 2 single-glazed windows to the rear.

Cellar

Workshop space with power and light, a wine rack and space for a freezer.

First Floor Landing

2 sets of stairs from the ground floor and single-glazed window with secondary glazing to the rear.

Bathroom

Pedestal wash hand basin, low-level WC, Bidet and bath with shower over. 2 heated towel rails and radiator. Single-glazed window with secondary glazing to the front.

Bedroom One

15' 4" x 12' 4" (4.67m x 3.76m)

Radiator and single-glazed windows, one with secondary glazing to the front and the other to the rear.

Bedroom Two

11' 11" x 10' 11" (3.63m x 3.33m)

Radiator and single-glazed window with secondary glazing to the front.

Bedroom Three

11' 9" x 7' 9" (3.58m x 2.36m)

Radiator and single-glazed window with secondary glazing to the rear.

Bedroom Four

11' 7" x 10' 7" (3.53m x 3.23m)

Radiator and single-glazed window with secondary glazing to the front.

Bedroom Five

9' x 8' 11" (2.74m x 2.72m)

Radiator and 2 single-glazed windows to the rear.

Bathroom

Pedestal wash hand basin, low-level WC and bath with shower over. Carpet and single-glazed window with secondary glazing to the rear.

Drying Room

6' 10" x 4' 11" min to cupboard (2.08m x 1.50m min to cupboard)

Piping for the hot water cylinder and shelving units. Single-glazed window to the side.

Outside

Workshop / Store Room

Power, light and single-glazed window to the rear. Doors to the front and garden.

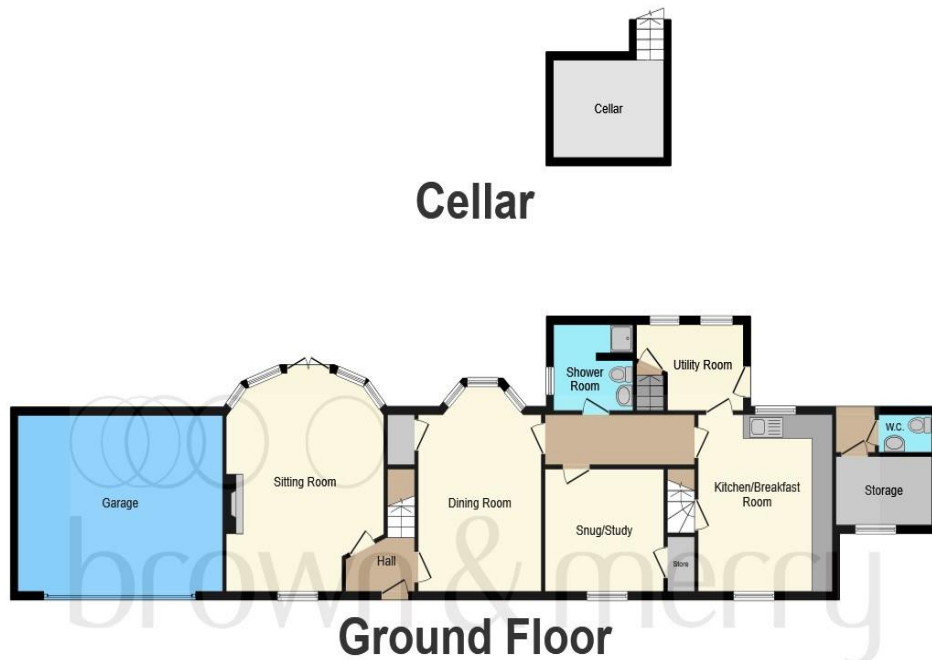
Outbuilding

19' 10" x 14' 6" (6.05m x 4.42m)

Attached brick built lean-to with the gas boiler and an outside WC with a wall mounted wash hand basin and a low-level WC with a high flush.

Rear Garden

Fully enclosed by a brick wall the garden is laid to lawn with a patio areas, mature flower and shrub borders, wooden built compost area and brick built shed.



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



welcome to
Aylesbury Road,
Wing, Leighton Buzzard

- GRADE II LISTED
- OFF-STREET PARKING
- EASY COMMUTING ROUTES
- LOCAL SCHOOLS AND AMENITIES
- NEARBY COUNTRYSIDE WALKS

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: E

offers in excess of
£650,000



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