



Dingle Dell, Leighton Buzzard LU7 3JL

welcome to

Dingle Dell, Leighton Buzzard

This fully refurbished bungalow situated off the desirable Planation Road is ready for a personal touch. The true meaning of a blank canvass, this stunning property is the ideal family home with its off-street parking, good sized bedrooms and large kitchen.

Entrance Hall

Double glazed door to the front and steps into the hallway. Storage for coats/shoes and an airing cupboard.

Cloakroom

Fully tiled with pedestal wash hand basin with separate taps and a low-level WC. Double-glazed obscured window to the front.

Lounge

23' 7" max x 13' 3" max (7.19m max x 4.04m max)
Feature open fireplace, 2 radiators and doors to the balcony. Double-glazed window to the front and double-glazed sliding Patio doors to the front. Stairs up to the dining room.

Dining Room

25' 1" x 10' 4" (7.65m x 3.15m)
Radiator and double-glazed sliding doors to the rear.

Kitchen

14' 4" x 11' 4" (4.37m x 3.45m)
Partially fitted, fitted kitchen, with a mix of wall and base units with work surface over, 1.5 sink with mixer tap and drainer, 2 electric ovens and an induction hob with extractor fan over. 2 integrated fridges, 2 integrated freezers and an integrated dishwasher. Double-glazed window to the rear.

Utility Area

Fitted with a mix of wall and base units with work surface over, 1.5 stainless steel sink with mixer tap and drainer, gas central heating boiler and double-glazed window to the rear. Open to the kitchen.

Inner Hallway

Radiator and storage cupboard housing the hot

water tank. Archway leading to bedrooms two and three.

Bedroom One

14' 6" x 12' 9" (4.42m x 3.89m)
Coving to the ceiling, wall lights and double-glazed window to the front.

En-Suite

Partially tiled with wash hand basin set in a vanity unit and low-level WC. Heated towel rail.

Bedroom Two

17' 3" x 8' 3" (5.26m x 2.51m)
Radiator and double-glazed windows to the front and side.

Bedroom Three

13' 4" x 9' (4.06m x 2.74m)
Radiator and double-glazed window to the rear.

Bedroom Four

9' 11" x 7' 9" (3.02m x 2.36m)
Radiator and double-glazed window to the rear.

Wet Room

Tiled with pedestal wash hand basin, low-level WC, bidet and shower. Chrome towel radiator and double-glazed obscured window to the front.

Outside Garden

A wrap around path and 2 stairs down to the garden. Enclosed by wire and wooden fencing, fir trees and grass. shed.

Garage

Large double garage and side section with wooden door.

Front Garden

Enclosed by a brick wall is a gated driveway.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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



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Dingle Dell,
Leighton Buzzard

- DOUBLE GARAGE
- OFF-STREET PARKING
- GATED ENTRANCE
- VERSATILE ROOM SIZES
- NEWLY REFURBISHED - READY FOR A PERSONAL TOUCH

Tenure: Freehold EPC Rating: D
Council Tax Band: F

guide price
£775,000



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Property Ref:
LBZ108583 - 0004

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