



Manor Avenue, Hockliffe, Leighton Buzzard, LU7 9LW

welcome to

Manor Avenue, Hockliffe, Leighton Buzzard

Fantastic three-bedroom home located in the popular village of Hockliffe combining traditional living and modern surroundings. Boasting great living space, mature garden plus garage and off-road parking the property offers it all.

Entrance Hall

Door to the front, stairs to the first floor and under stairs storage.

Cloakroom

Partially tiled with wall mounted wash hand basin with mixer tap and a low-level WC. Radiator and double-glazed obscured window to the front.

Lounge

16' 2" x 11' 2" (4.93m x 3.40m)

Electric fire, radiator and double-glazed window to the conservatory.

Kitchen / Diner

14' 3" excluding box bay window x 9' 2" (4.34m excluding box bay window x 2.79m)

Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, sink with drainer, electric oven and induction hob with extractor fan over. Integrated fridge/freezer and space for a washing machine. Radiator and space for a dining table and chairs. Double-glazes box bay window to the front.

Conservatory

13' 3" x 8' 7" (4.04m x 2.62m)

A mix of brick and Upvc construction with double-glazed windows and a double-glazed door leading out to the garden.

First Floor Landing

Stairs from the ground floor and access to a partially boarded loft with light.

Bedroom One

10' 8" x 10' 4" max (3.25m x 3.15m max)

Built-in wardrobes with hanging rail and storage, radiator and double-glazed window to the front.

En-Suite

Partially tiled with a pedestal wash hand basin, low-level WC and a shower cubicle. Radiator and double-glazed obscured window to the front.

Bedroom Two

9' 5" x 8' 6" (2.87m x 2.59m)

Side and overhead storage units, radiator and double-glazed window to the rear.

Bedroom Three

8' 6" max x 6' 3" (2.59m max x 1.91m)

Radiator and double-glazed window to the rear.

Bathroom

Pedestal wash hand basin with mixer tap, low-level WC and bath with mixer tap and hand-held shower attachment. Radiator and double-glazed obscured window to the side.

Outside

Rear Garden

Enclosed by a mix of panel fencing and brick walls this mature garden is mainly laid to lawn with a patio area.

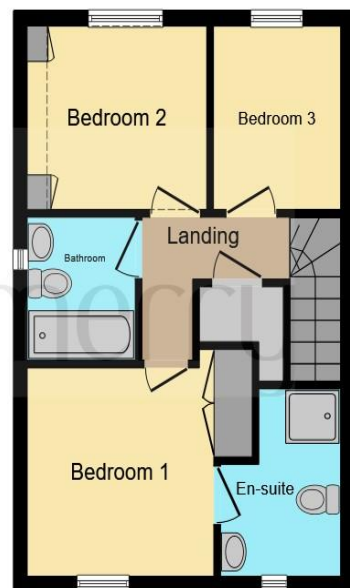
Garage

Agents Note

Heating to the property is LGP. Please contact the branch for more details.



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



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Manor Avenue,
Hockliffe, Leighton Buzzard

- THREE-BEDROOM SEMI-DETACHED
- KITCHEN/DINER
- CLOAKROOM
- GARAGE & DRIVEWAY
- VILLAGE LOCATION

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

offers over
£350,000



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Property Ref:
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