



**Highlands, The Baulk, Cheddington, Leighton Buzzard,
LU7 0RR**

welcome to

Highlands, The Baulk, Cheddington, Leighton Buzzard

A fantastic opportunity to purchase this beautifully REFURBISHED, two-bedroom bungalow, tucked away down a quite country lane with stunning RURAL VIEWS. offering excellent potential to extend (STPP), this charming home is perfect for anyone looking to create their ideal countryside retreat.

Entrance Hall

Door and side windows to the front. Under-floor heating. Doors to the lounge, the study, both bedrooms and the shower room. Opens into the kitchen/diner.

Study

6' 11" x 4' 11" (2.11m x 1.50m)
Boiler, under-floor heating and double-glazed windows to the front and side.

Lounge

18' 4" x 8' 11" (5.59m x 2.72m)
TV point, under-floor heating and 3 double-glazed windows to the side.

Kitchen / Diner

12' 2" x 7' 5" (3.71m x 2.26m)
Fitted with a mix of wall and base units with work surface over, sink with drainer, electric oven, microwave and electric hob with extractor fan over. Integrated dishwasher and space for a fridge/freezer. Under-floor heating. Space for a dining table and chairs. Double-glazed windows to the rear and side.

Bedroom One

10' 1" x 9' 9" (3.07m x 2.97m)
TV point, under-floor heating and double-glazed window to the side.

Bedroom Two

9' 10" x 8' 4" (3.00m x 2.54m)
Under-floor heating and double-glazed windows to the front and side.

Shower Room

Partially tiled with wash hand basin set in a vanity unit, low-level WC and shower cubicle. Towel rail, under-floor heating and double-glazed obscured window to the side.

Lean-To

A lean-to with power and space for a washing machine.

Outside Front Garden

Mainly laid to lawn with a path leading to the front door and a driveway leading to the garage.

Side & Rear Garden

The garden wraps around from the front to the rear. Laid to lawn with mature trees and views over open fields.



Floor Plan

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



welcome to

Highlands, The Baulk, Cheddington, Leighton Buzzard

- POTENTIAL TO EXTEND (STPP)
- WRAP-AROUND GARDEN
- COUNTRYSIDE VIEWS
- NO ONWARD CHAIN
- GARAGE

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

£550,000



view this property online [brownandmerry.co.uk/Property/LBZ109263](https://www.brownandmerry.co.uk/Property/LBZ109263)



Property Ref:
LBZ109263 - 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



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



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