



Leighton Road, Eggington, Leighton Buzzard, LU7 9PE

welcome to

Leighton Road, Eggington, Leighton Buzzard

Beautifully presented, four-bedroom, semi-detached home with countryside views. Features a stylish kitchen, cosy lounge, versatile second reception room, utility room and downstairs cloakroom. Ideally located near a farm shop and pub restaurant. The perfect blend of rural charm and modern living.

Entrance Porch

Door to the front, radiator and double-glazed window to the side. Door to the entrance hall.

Entrance Hall

Door from the entrance porch and stairs to the first floor. Door to the lounge.

Lounge

16' 7" into box bay x 13' (5.05m into box bay x 3.96m)
Feature fireplace with a multi fuel log burner, radiator and double-glazed box bay window to the front.

Dining Room

16' 4" x 9' 9" (4.98m x 2.97m)
Electric log burner and a vertical radiator. Space for a dining table and chairs. Leads into the kitchen.

Cloakroom

A wall mounted wash hand basin with storage under and a low-level WC.

Kitchen

16' 7" to units x 8' 4" (5.05m to units x 2.54m)
Fitted with a mix of wall and base units with work surface over, sink with mixer tap and drainer fitted into the island/breakfast bar, electric oven and hob with extractor fan over. Space for an American style fridge/freezer and a vertical radiator. Double-glazed window to the side and 2 sets of double-glazed French doors leading out to the garden.

Inner Hallway

Door from the kitchen, door to the utility room and double-glazed doors leading out to the garden.

Utility Room

8' 1" x 6' 4" (2.46m x 1.93m)
Base units with space for a washing machine and tumble dryer. Double-glazed window to the side.

Reception Room

14' 3" x 9' 5" (4.34m x 2.87m)
Radiator and a double-glazed window to the front.

First Floor Landing

Stairs from the ground floor and radiator. Doors to all bedrooms and the family bathroom.

Bedroom One

12' max extending to 15' 2" x 10' to front of chimney breast (3.66m max extending to 4.62m x 3.05m to front of chimney breast)
Radiator and double-glazed window to the front.

Bedroom Two

12' 9" x 8' 7" (3.89m x 2.62m)
Radiator and double-glazed window to the rear.

Bedroom Three

9' 8" x 9' 4" (2.95m x 2.84m)
Radiator and double-glazed window to the front.

Bedroom Four

9' 8" x 7' 6" (2.95m x 2.29m)
Radiator and double-glazed window to the rear.

Bathroom

Partially tiled with wash hand basin with mixer tap set in a vanity unit, low-level WC with integral flush, bath with mixer tap and handheld shower attachment and a double-shower cubicle with rainfall shower. Radiator and double-glazed obscured window to the rear.

Outside Outbuildings

2 summer houses and a storage shed.

Rear Garden

Enclosed by a mix of fencing and hedging with gated side access. The garden is laid to lawn with a patio and decked area.

Front Garden

A mix of block paving and concrete providing off-road parking for approximately 4 cars.

Agents Note

Heating to the property is served by Oil. Please contact the branch for more information.



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



welcome to

Leighton Road,

Eggington, Leighton Buzzard

- VERSATILE LIVING ACCOMMODATION
- IMMACULATE CONDITION
- STUNNING REAR GARDEN AND OUTBUILDINGS
- COUNTRYSIDE VIEWS
- STYLISH KITCHEN/DINER

Tenure: Freehold EPC Rating: F

Council Tax Band: D

guide price

£565,000



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Property Ref:

LBZ109395 - 0002

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