



Sandy Lane, Leighton Buzzard, LU7 3BE

£785,000









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- One of the Most Sought After Roads in Leighton Buzzard
- Double Garage & Large Driveway
- Four Receptions Rooms
- Short Walk to Rushmere & Stockgrove Country Parks
- Within Excellent School Catchments
- Executive Detached Family Home
- Four Bedrooms
- Generous Sized Rear Garden
- Available For The First Time In Over 40 Years!
- Short Walk to Leighton Buzzard Golf Club

M & M Properties are delighted to offer this EXECUTIVE, EXTENDED DETACHED FOUR BEDROOM FAMILY HOME, positioned in ONE OF THE MOST SOUGHT AFTER ROADS IN LEIGHTON BUZZARD, SANDY LANE which comes walking distance to both RUSHMERE & STOCKGROVE COUNTRY PARKS aswell as the Leighton Buzzard golf club.

This particular property is being offered to the market for the first time in over 40 years, making it an extremely rare opportunity to acquire an impressive and much loved family home, ready for the next owners to make it their own!



#### Location

Leighton Buzzard is a thriving market town with a twice weekly market along a mostly Georgian High Street. The town is becoming well known for its convenient location for both London and the North and now provides a variety of traditional family-owned local shops, cafes, hairdressers, dentists, doctors, vets, pubs, restaurants and banks together with Tesco, Waitrose, Marks and Spencer, Morrisons, Homebase and Aldi to name a few.

This home is located just a few minutes' walk from Rushmere Country Park that was taken into ownership by the Greensand Trust in recent years to allow extensive woodland walks through the park, and onto Stockgrove Park that has been enjoyed by the public for decades.

On the doorstep of the home and just a short walk aswell, is the well regarded local members Golf Course of Leighton Buzzard with full 18 hole course and clubhouse, and just further afield (on foot) you can join the banks of the Grand Union Canal and walk for hours. Nearby is the City of Milton Keynes which provides superb shopping and leisure facilities including the impressive Xscape Centre housing the ski dome, an excellent theatre with regular shows, many restaurants and renowned purpose-built shopping complex.

To the North is the market town of Woburn with its selection of fine restaurants and three championship golf courses. Communications in the area are excellent with London North-western trains from Leighton Buzzard to London (Euston) from 29 minutes. London (Luton) airport is approximately twenty minutes away with the M1 (11a) motorway about a ten-minute drive. There is a wide choice of schooling within the area both state and private catering for children of all ages.

#### Accommodation

The residence features generously proportioned rooms set over two floors, enhanced by two thoughtfully designed extensions over the years. These additions have resulted in a remarkably versatile and adaptable layout, catering to the diverse needs of the entire family. The ground floor unfolds with a warm and inviting central entrance hallway, seamlessly connecting to two distinct reception areas and a convenient downstairs shower room. The front-facing main lounge is a delightful space, perfect for cosy evenings by the feature open fireplace, which accommodates both logs and coal to envelop the home in warmth. Moreover, a separate dining room, adorned with French doors that open onto the picturesque rear garden, seamlessly transitions into the fully fitted kitchen/breakfast room, creating a harmonious flow of space.

Completing the ground floor, an inner hallway opens up to the garden and features a charming traditional walk-in pantry, complete with a functional sink and shelving for added convenience. This hallway provides access to the integral double garage, seamlessly blending practicality with a utility area and offering an ideal setup for storage or parking a vehicle if needed. Notably, this space holds potential for conversion into additional living space, catering to the buyer's desire for extra room if required. Lastly, at the rear of the property, a generous (over 19 foot in length), light-filled family room boasts a bay window overlooking the garden and sliding doors that lead directly to the patio seating area. A staircase ascends to the first-floor landing, offering access to all four bedrooms, which include three generously proportioned doubles and a smaller guest room. Additionally, the landing leads to the family bathroom, an airing cupboard, and entry to the expansive loft area. The main bedroom stands out, boasting a particularly impressive design with double-aspect views that flood the space with natural light. Not only is it sizable, but it also provides ample room for a dressing area and wardrobes.







Entrance Hallway	
Lounge Area	15'1" x 12'0" (4.61m x 3.67m)
Dining Room	10'8" x 10'11" (3.26m x 3.34m)
Kitchen/Breakfast Room	10'10" x 10'7" (3.32m x 3.23m)
Inner Hallway	
Walk in Pantry	2'7" x 4'9" (0.79m x 1.45m)
Family Room	19'5" x 12'11" (5.94m x 3.96m)
Downstairs Shower Room	10'8" x 2'7" (3.26m x 0.81m)
First Floor Landing	
Bedroom 1	16'9" x 10'10" (5.11m x 3.32m)
Bedroom 2	10'9" x 13'5" (3.30m x 4.11m)
Bedroom 3	13'1" x 12'1" (4.01m x 3.69m)
Bedroom 4	8'9" x 6'6", 13'4"6" (2.67m x 2.41m)
Family Bathroom	8'2" x 5'6" (2.49m x 1.68m)
Double Garage (including Utility Area)	18'11" x 16'3" (5.79m x 4.96m)

**Gardens & Exterior**

Nestled on an expansive plot, this residence boasts abundant outdoor space. The front is adorned with a sweeping driveway accommodating multiple vehicles, complemented by a meticulously maintained lawn area featuring decorative planted elements. Enclosed by a low brick wall with distinctive iron railings, this design enhances the property's curb appeal, creating a standout impression from the roadside.

At the rear of the property is a traditionally long and wide garden, featuring several sections of paved patio seating space and the rest mainly laid to lawn with decorative planted borders, as well as a selection of woodland style trees distinctive of the location. The garden offers a good degree of privacy being fully enclosed by timber fencing, as well as having gated side access back to the front. There is also adequate space for sheds or to add summerhouses or home offices within the garden area.

**Parking**

There is parking to the paved driveway at the front of the property for several vehicles. The double garage also can hold two further vehicles if required.

**Utilities Connected**

The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.





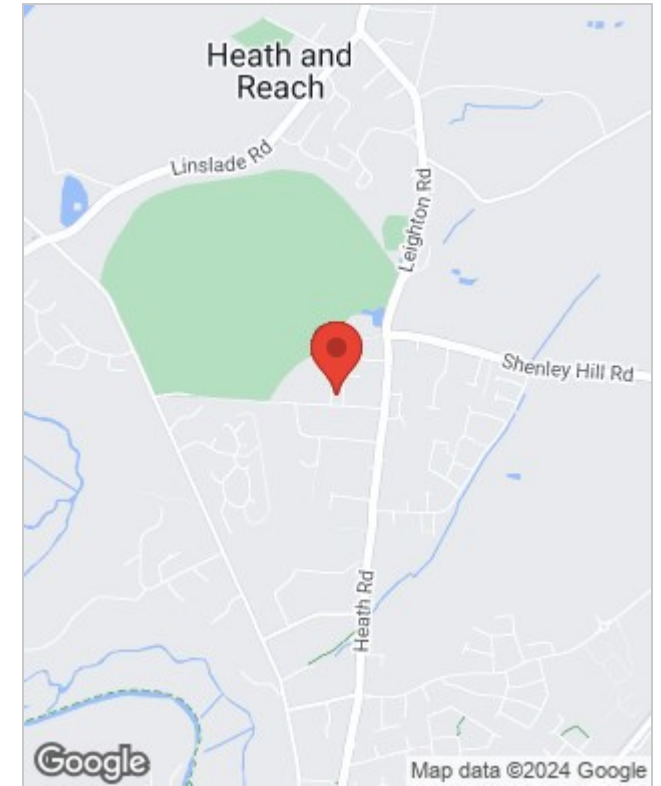




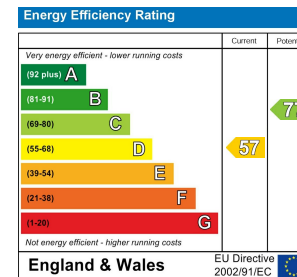
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.