

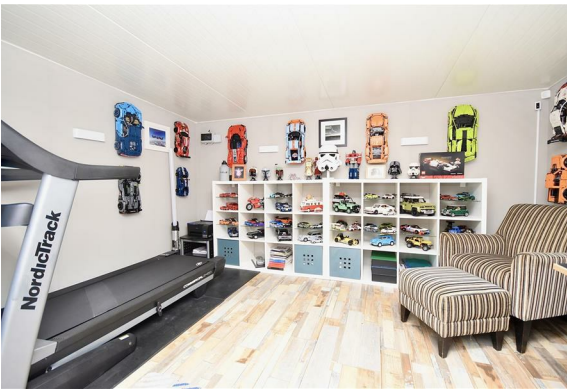


Shepherds Mead, Leighton Buzzard, LU7 3AH

£550,000



- **Four Bedrooms**
- **Detached House**
- **Peaceful & Secluded Cul De Sac Location**
- **Integral Garage**
- **High Quality Detached Home Office**
- **Planning Permission Granted For Garage Conversion**
- **Kitchen with Separate Dining Room**
- **Spacious L-Shaped Living Area**
- **Excellent School Catchments**
- **Driveway For Multiple Vehicles**



FOUR BEDROOM DETACHED HOUSE | HIGH QUALITY HOME OFFICE IN GARDEN | RARELY AVAILABLE CUL DE SAC LOCATION JUST OFF PLANTATION ROAD | GARAGE & DRIVEWAY | STUNNING CONDITION THROUGHOUT

M & M Properties are delighted to offer this BEAUTIFULLY PRESENTED, FOUR BEDROOM DETACHED HOUSE WITH A GARAGE, DRIVEWAY AND HIGH QUALITY DETACHED HOME OFFICE in the garden, set within the highly popular, peaceful and secluded CUL DE SAC LOCATION of Shepherds Mead in Leighton Buzzard.

The property additionally has further PLANNING PERMISSION GRANTED FOR A GARAGE CONVERSION AND INTERNAL ALTERATIONS to create an OPEN PLAN KITCHEN/DINING AREA WITH UTILITY AREA AND A SEPARATE SNUG!

Location
The property is situated within a peaceful and quite cul de sac location, tucked away in between the sought after roads of Plantation Road and Heath Road. It is located just a short 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.

Leighton Buzzard is a thriving market town which is also just a short walk, 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.

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 property boasts generously proportioned living spaces spread across two floors. Upon entry, a central hallway provides a convenient spot for housing coats and shoes. This hallway flows seamlessly into an inviting and cosy L-shaped living room, perfect for hosting guests and relaxing in comfort.

Adjacent to the living room lies the well-appointed kitchen, featuring a full suite of 'shaker style' wall and base units, complemented by modern tiling. Equipped with integrated appliances including an eye-level double oven/grill, a four-ring gas hob with extractor fan, a dishwasher, and provision for a washing machine, the kitchen ensures both functionality and style. There is also a spacious dining room with the garden being accessible through French doors enhancing the home's entertainment potential. Additionally, a utility area offers further convenience, accommodating a fridge/freezer or other appliances. This space also grants access to a practical downstairs WC and provides a side door leading to the garden.



Ascending the stairs to the first floor, a landing provides access to all four well-proportioned bedrooms, three of which feature fitted wardrobes. The family shower room ensures practicality and comfort with a modern three piece suite, a chrome towel rail and host of storage units. Further enhancing storage options, the first floor includes access to a loft space, ideal for storing belongings.

Exterior & Gardens

The property features both front and rear gardens, with gated side access facilitating convenient movement between them. At the front, a driveway provides parking space along with access to the garage, accompanied by a decorative border of laurel hedging.

At the rear is a good sized garden, designed for low maintenance highlighted by a raised patio seating area with beautifully kept, and well stocked planted borders featuring a wide selection of plants, greenery and flowers, ideal for hosting guests and social gatherings. Descending steps lead to another patio space, offering access to a shed for storage purposes.

Additionally, fully insulated detached home office of high specification adds a touch of convenience for remote work, enhancing the property's functionality for modern living as well as offering flexible and versatile alternative uses like a gym, play room or outside tv room.

Parking

There is a paved driveway to the front of the property for multiple vehicles, as well as additional parking in the garage if required. The garage is integral to the property meaning there is potential for conversion is desired. Access to the garage is through the front remote roller door and has full power and light connections.

Utilities Connected

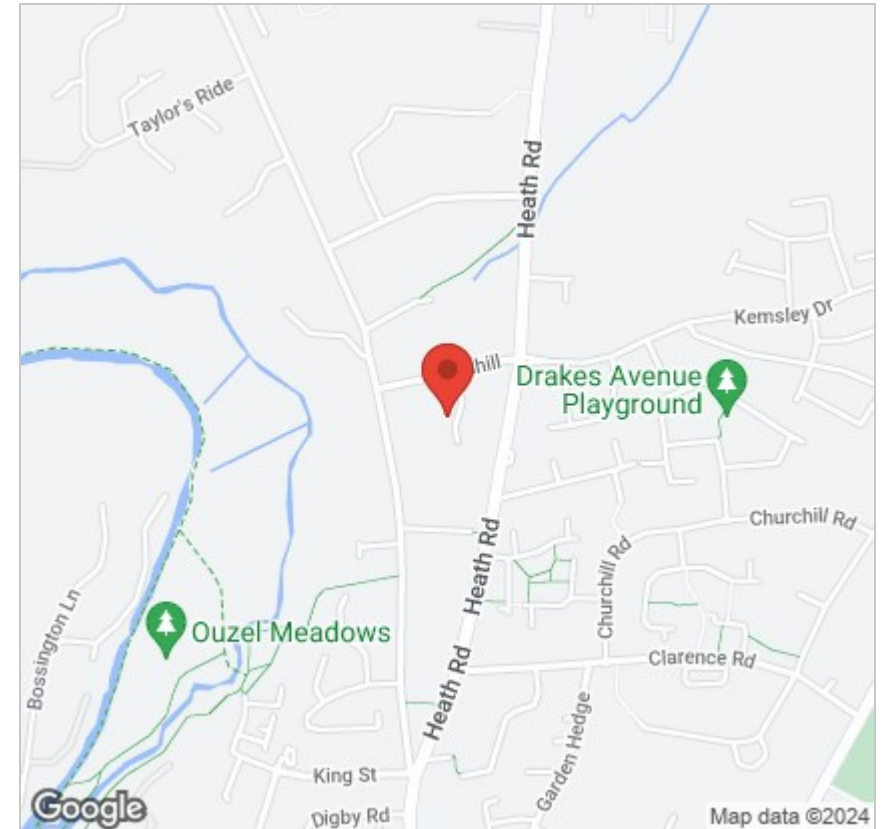
The property has water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected as well as electric/power in the home office.



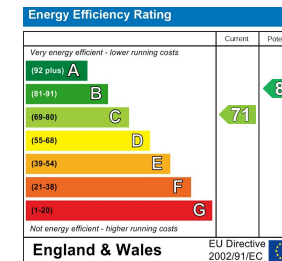
Floor Plan



Area Map



Energy Efficiency 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.