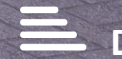




Lovent Drive, Leighton Buzzard, LU7 3LR

Chain Free £475,000



- **Four Double Bedrooms**
- **Detached Family Home**
- **Extremely Rare Location**
- **Stunning South Facing Rear Garden**
- **Quiet & Peaceful Location**
- **Three Reception Rooms**
- **Three Bathrooms**
- **Study / Family Room**
- **Views Overlooking Attractive Greenery**
- **Short Walk to Town Centre & Train Station**



EXTREMELY RARE LOCATION | FOUR DOUBLE BEDROOMS | DETACHED FAMILY HOME | GARDEN AND VIEWS BACKING ONTO OPEN GREENERY | SHORT WALK INTO TOWN CENTRE & TRAIN STATION

M & M Properties are delighted to offer WITH NO UPPER CHAIN, this EXTREMELY RARE TO THE MARKET, IMMACULATELY PRESENTED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME, which is situated within a QUIET CUL DE SAC LOCATION, just 5 minutes walk from the town centre and benefits greatly from VIEWS TO THE REAR ACROSS ATTRACTIVE OPEN GREENERY.

Location
 Lovent Drive is a peaceful, quiet and remote cul de sac located tucked away on the edge of the Leighton Buzzard town centre offering a short walk into the main high street which includes a wide range of shops, supermarkets, pubs, restaurants and local businesses as well as a vibrant twice-weekly charters market. The location also offers picturesque private views to the back which overlook countryside and the greenery, with a footpath taking you directly into the town itself.

There are also excellent commuter links close by to include the Leighton Buzzard train station being just 1 mile away which can provide a direct link into London Euston in approx 30 minutes, additionally there are numerous roads to include the A5, A4146, 1414 and M1 within close proximity.





Accommodation

The property is highly spacious throughout with good sized and well laid out rooms, set over two floors. To the ground floor is an entrance hallway with a downstairs WC and doors that lead into a double aspect living room. From here there is access into a further two reception rooms which are a study/family room, as well as a separate dining room.

Additionally there is a fully fitted kitchen area which is open plan to the dining room and provides ample space for entertaining family as well as doors that lead out onto the rear garden. There is also a courtesy door into garage / store room which provides additional storage as well as can function as a utility area with full power and light connected.



Stairs rise up to the first floor landing which connects to all the bedrooms, as well as two bathrooms and the airing cupboard. The master bedroom is double aspect creating a lovely bright and airy room, with fitted wardrobes and an en-suite shower room. The other three bedrooms are all double sizes, two of them also comes with fitted wardrobes. There is also loft access which can provide extra storage and offers space for conversion subject to planning approval.



Gardens & Exterior

The property rests on a good size plot with generous sized garden space. To the front of the property is the driveway, as well as a well maintained lawn and garden area. Gated side access leads to the back garden and offers potential to add extensions (subject to planning approval).

To the rear of the property is a private and non-overlooked garden which has been beautifully cared for by the current owners to include a paved patio seating area, well manicured lawn with a wide selection of border plants, trees, flowers and greenery. There is also a shed to remain and space for summerhouse/outside office to be erected.



Parking

To the front of the property is a paved driveway which provides off road parking for several vehicles.

Tenure

We as agents can confirm this property is Freehold.

Council Tax Band

E



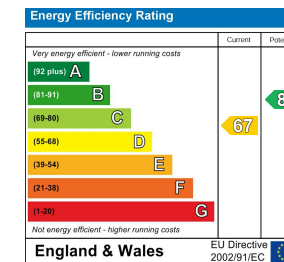
Floor Plan



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.

27/29 Hockliffe Street, Leighton Buzzard - LU7 1EZ
 Sales: 01525 377733 - Lettings: 01525 371997
 sales@mandmproperties.co.uk - lettings@mandmproperties.co.uk

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