



Little Hill, Great Billington, LU7 9HE

£800,000





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- Breathtaking Views Across Open Countryside
- Three Double Bedrooms
- Incredibly Private & Generous Rear Garden
- Bedfordshire Village of Great Billington
- Four Piece Family Bathroom
- Uniquely Designed Detached Cottage
- Double Garage With Large Gated Driveway
- Exposed Timber & Brick Features Throughout
- Balcony Seating off Master Bedroom
- Three Reception Rooms

M & M Properties are exceptionally proud to offer 'Lee Cottage' to the market for sale for the first time in many years after the property has undergone a superb transformation and has been exquisitely improved by the current owners into a stunning one of a kind home just brimming with character and individuality.

The property resides remotely tucked away within a small country lane alongside just eight other properties within the picturesque Bedfordshire village of Great Billington, providing a peaceful and tranquil setting aswell as a high degree of natural privacy all around. This really is a property that must be seen to be fully appreciated and any viewings come with our highest recommendation!







## Floor Plans

Approximate Gross Internal Area  
Ground Floor = 71.0 sq m / 764 sq ft  
First Floor = 63.2 sq m / 680 sq ft  
Garage = 24.2 sq m / 260 sq ft  
Total = 158.4 sq m / 1,704 sq ft

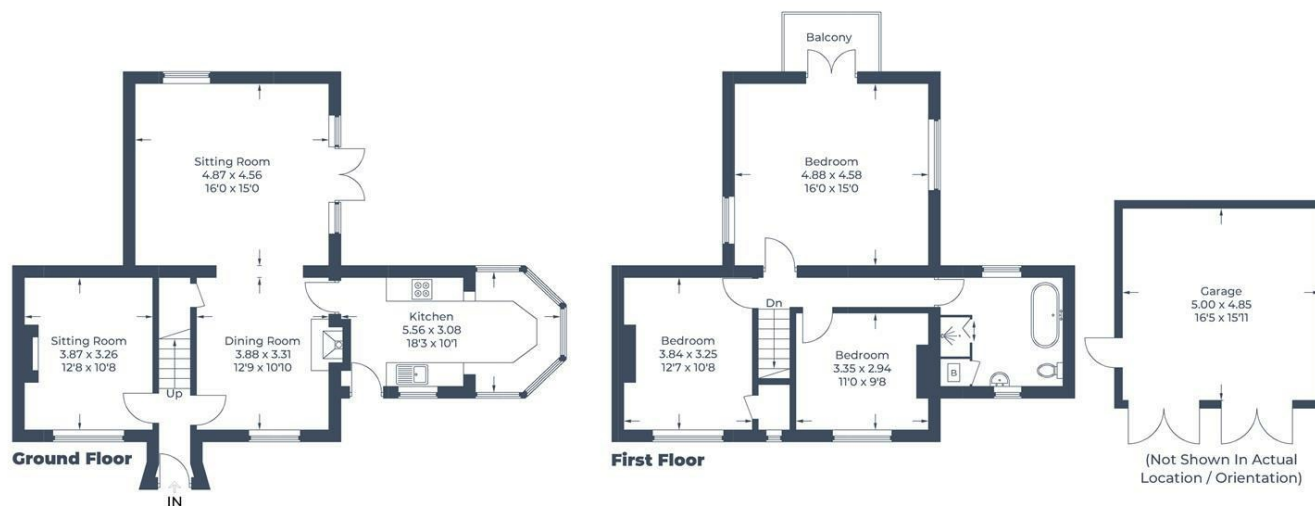


Illustration for identification purposes only,  
measurements are approximate, not to scale.  
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## Viewing

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.