



Leighton Road, Wing, LU7 0ND

Offers In Excess Of £300,000

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THREE BEDROOM HOUSE | VILLAGE LOCATION OF WING | LARGE PRIVATE REAR GARDEN | NO UPPER CHAIN | EXTENDED KITCHEN/DINER | SEPARATE LIVING ROOM | PERFECT FOR COMMUTING TO STATION

M & M Properties are delighted to offer with no upper chain, this well presented and extended three bedroom house with a large plot and extensive front and back gardens, situated within the popular Buckinghamshire village of Wing.

Location

The village of Wing in Buckinghamshire offers a rich array of local amenities, making it an attractive place to live. Residents here enjoy convenient access to various facilities, including local shops, pubs, and ample green spaces. Moreover, the village falls within the catchment area for sought-after Grammar Schools, enhancing its appeal to families seeking quality education for their children.

The excellent transport links further contribute to the village's desirability. Junction 11A of the M1 motorway provides easy accessibility to nearby towns like Aylesbury, Milton Keynes, and beyond. Additionally, the property's proximity to Leighton Buzzard Mainline Train Station, just a 10-minute drive away, offers quick connections to London Euston in as little as 30 minutes by train, making it an ideal location for commuters.

Nature enthusiasts and outdoor lovers will appreciate the close proximity to several outstanding country parks and scenic walking spots. The Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park, and the picturesque 400-acre Rushmere Country Park provide ample opportunities for recreational activities and leisurely strolls in beautiful natural surroundings.

Overall, Wing in Buckinghamshire presents itself as a well-equipped village that combines the benefits of local amenities, educational opportunities, excellent transport links, and access to stunning natural landscapes, making it an attractive and convenient place to reside.

Accommodation

The property provides good sized rooms throughout, with the accommodation set over two floors. The ground floor comprises of an inner hall leading to a separate living room, which from here you can go through to an inner hallway with doors leading into the family bathroom and the extended kitchen/diner at the rear. Stairs rise up to a first floor landing with access into three good sized bedrooms (the master having a large wardrobe) as well as a WC and access into the loft area.

Exterior & Gardens

The property rests on a good sized and generous plot. The front is a large mature garden shielded from the road by tall trees, a paved pathway to the front door from the street and the rest mainly laid to lawn with decorative planted borders. At the rear is a further garden area laid to lawn with planted borders.

Parking

On-street parking for the property is available, and very close by is the local recreational ground which has unrestricted parking for 50 cars.

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 Plan



95 Leighton Road

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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