



Leighton Road, Wing, LU7 0ND

Guide Price £290,000

# Leighton Road, Wing, LU7 0ND

## Floor Plan

- Three Bedrooms
- Buckinghamshire Village of Wing
- Extended Kitchen/Diner
- Large Plot with Extensive Gardens
- Separate Living Room
- No Upper Chain
- Grammar School Catchment
- Gas to Radiator Central Heating

Situated within the popular Buckinghamshire village of Wing, offered with no upper chain is this well presented and extended three bedroom house with a large plot and extensive front and back gardens.

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.

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.

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

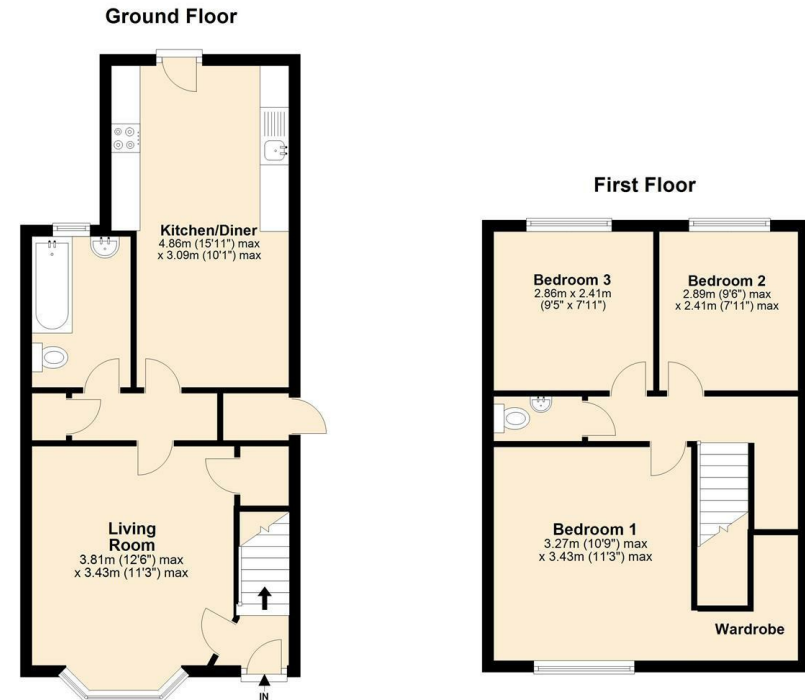
The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.

## 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.



95 Leighton Road