



Hockliffe Street, Leighton Buzzard, LU7 1EZ

£280,000



- **Detached Bungalow**
- **Private Gated Development**
- **Two Bedrooms**
- **No Upper Chain**
- **Allocated Parking**
- **Freehold**
- **On Doorstep of Town Centre**
- **Kitchen/Breakfast Room**
- **Low Maintenance Garden Area**
- **Stunning Condition Throughout**



M & M Properties are delighted to offer this refurbished and much improved two bedroom detached freehold Bungalow set within a secluded, private gated development positioned just 2 minute walk from the town centre.

The Bungalow is one of only two uniquely designed properties making an exceptionally rare opportunity. They are believed to historically date back over 150 years where they were once stone built horse stables with this particular property being recently refurbished and improved by the current owners making it beautifully presented inside and out!

The property is set over a single floor, presented in an excellent condition throughout ready to move into! There is a central entrance hallway with doors leading into all of the reception rooms, aswell as the newly refitted and modernised family shower room. The living room has an electric feature fireplace, aswell as a door that leads into the second bedroom which the owners currently use as a dressing room.

The kitchen/breakfast room has been upgraded to now include a range of wall and base level shaker style units with wooded worksurfaces over and decorative brick splashback. There is space for all household appliances under-counter, in-built electric oven/grill, extractor fan and hob aswell as room for a free-standing fridge/freezer. Additionally there is a breakfast seating bar and a door that leads into the main bedroom.





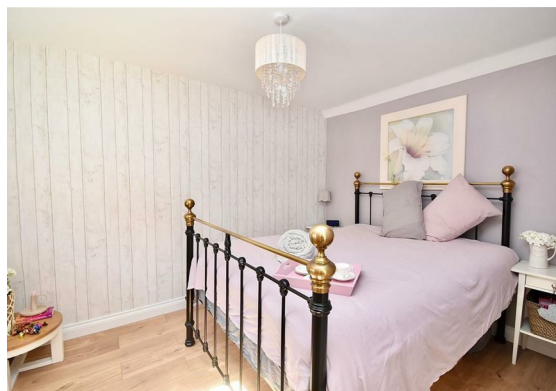
The property has a low maintenance front garden consisting of a paved patio and artificial lawn, enclosed by white picket fencing ideal for outdoor seating and dining as the property faces south enjoying an abundance of natural sun all day.



There is allocated parking for one vehicle next to the property. There are remotely controlled electric gates for both vehicle and pedestrian access from the roadside.

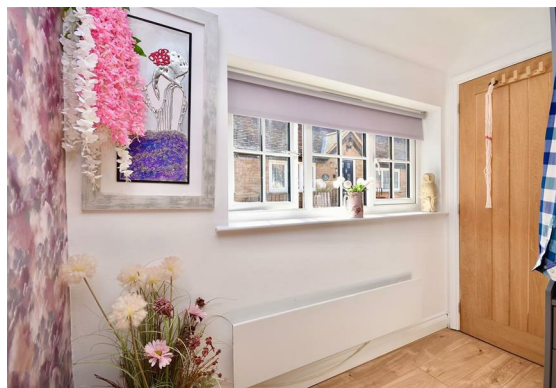
The property has mains water, sewerage and drainage connected. Heating is by way of wall mounted electric radiators and how water cylinder located within the loft. There is mains electricity connected.

More about the Location.....



Hockliffe Street is a historic road leading directly in the heart of the of busy Leighton Buzzard town centre. It is just a very short walk into the main high street where there is a wide range of shops, supermarkets, pubs, restaurants and local businesses aswell as a vibrant twice-weekly charters market.

There are also excellent commuter links close by to include the Leighton Buzzard train station being just 0.8 miles 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.



Floor Plan

Ground Floor

Approx. 44.6 sq. metres (479.8 sq. feet)



Total area: approx. 44.6 sq. metres (479.8 sq. feet)

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.