



Manor Farm Lane, Ledburn, Leighton Buzzard

£475,000



- **Rarely Available Detached Family Home**
- **Quietly Tucked Away Down a Remote Country Lane of Just a few other Houses.**
- **Popular Buckinghamshire Hamlet of Ledburn**
- **Three Bedrooms**
- **22Ft Double Aspect Living Room**
- **Generous Sized Garden Plot**
- **Vast Potential to Add Extensions STPP**
- **Driveway Parking with Garage**
- **No Upper Chain Providing a Potentially Quick Move!**
- **Excellent Location for Families**

Situated in the heart of the historic Buckinghamshire hamlet of Ledburn, tucked away down a peaceful and remote country lane of just a few other properties, comes this rarely available detached family home offered to the market for the first time in many years.

The property provides vast potential for the next owners to make their dream family home as the property rests on a generous sized garden plot with huge opportunity to add extensions to the side and rear. Presented to the market with no upper chain, this property would provide a quick move for the next discerning owners.

The property has good sized rooms throughout, laid out over two floors with a loft space. The ground floor comprises of a deceptively spacious and extended entrance hallway which has doors that lead into a large 22 foot living / dining room with double aspect windows, and then also into a separate kitchen area with a door to the garden.

To the first floor there is a good sized landing space with doors leading into three bedrooms, two of which are comfortable double sizes and the third is a single/guest size, also suitable for a home office set up.. Lastly there is a family bathroom with a three piece suite.





The property has mature and well maintained front and rear gardens, aswell as a large side plot making there ample space to add extensions.

At the front the garden is mainly laid to lawn with border hedging, pathway to front door and the driveway for parking which extends to the side and round to the back, aswell as leading into the detached single Garage.



The rear garden is a generous size, offering a high degree of privacy from the neighbours and comes low maintenance for an easy up keep. It is mainly laid to lawn with a paved patio seating space, border fencing and hedging with space for allotments, greenhouses and sheds at the far end.

There is a driveway to the front and side which provides off road parking for several vehicles. Additionally there is a garage in the garden for further parking if required.



More about the Location.....

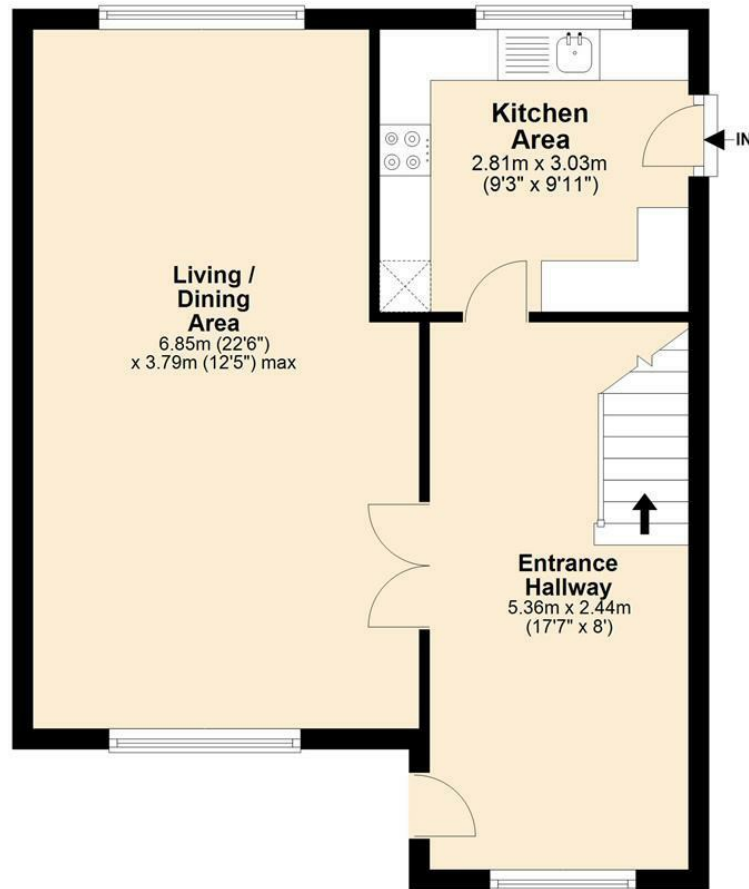
Ledburn is a small hamlet located in Buckinghamshire. It's part of the civil parish of Mentmore and conveniently sits near to Leighton Buzzard, aswell as other close towns to include Aylesbury, Dunstable and just a bit further the city of Milton Keynes.



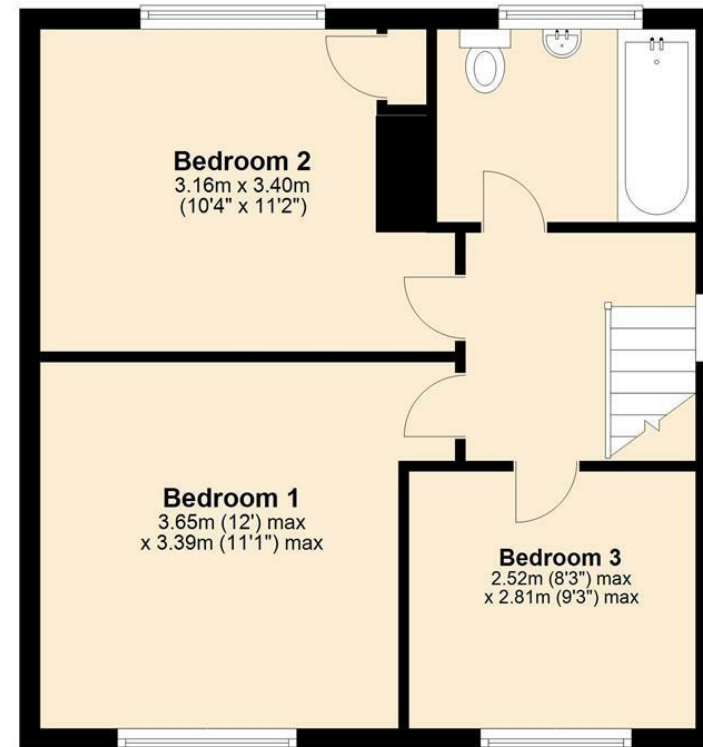
Known for its rural charm, the village is mainly residential and agricultural, with several historic buildings and beautiful countryside landscapes, maintaining a quiet, close-knit community atmosphere. The surrounding region offers scenic walking paths and countryside views, contributing to its appeal as a peaceful place to live or visit.

Floor Plan

Ground Floor



First Floor



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.