



Kingcup Meadow, Houghton Regis, LU5 6SE

£470,000



- **Impressive Detached Family Home**
- **Four Bedrooms**
- **No Upper Chain & Ready to Move Into**
- **En-Suite To Main Bedroom**
- **Excellent Condition Throughout**
- **Close To Major Roads Linking Roads like M1 & A5**
- **Only Built in 2022 with Housebuilders Guarantee**
- **22Ft Open Plan Kitchen/Dining Area with Utility Room**
- **22Ft Double Aspect Living Room**
- **Two Feature Bay Windows**

Presented in excellent condition throughout is this impressively sized four bedroom detached family home situated within the Mallard Grange development in Houghton Regis, built in just 2022.

The property comes ready to move right into and is offered with no upper chain ensuring a smooth, hassle free purchase, allowing the next owners to move in quickly and with confidence ideally being suited for home movers wanting an easy blank canvas home to make their own.

This STUNNING DETACHED home is offered to the market in an excellent condition throughout having only ever had one occupant since being built. The property boasts a modern and contemporary finish with grey carpeting, flooring and modern kitchen, bathrooms and en-suite.

On entry to the property is a spacious hallway with under stairs storage cupboard and WC with toilet and sink basin. The hallway leads directly into an OPEN PLAN KITCHEN DINER presenting a wonderful entertaining space / family area with BAY WINDOW. The kitchen offers a modern and contemporary finish with free standing and wall mounted white gloss units and fitted appliances to include an oven, hob, fridge freezer and dishwasher. Just off off the kitchen is a utility area with a rear door to the garden.

The living room is accessed via the hallway and utility area essentially offering a sense of "flow" to the house. The living room spans the length of the house and boasts an extended area with French doors to the garden, SKYLIGHTS and BAY WINDOW to front.

The first floor offers a spacious main bedroom with modern EN-SUITE shower room, second double bedroom, two further bedrooms and FOUR PIECE family bathroom including a separate shower cubicle. The landing has an airing cupboard with storage and added benefit of an air ventilation system. The property is fully double glazed and has gas to radiator central heating.





To the rear of the house is a generously sized garden which is mainly laid lawn with paved pathway and patio area immediately outside the French doors from the dining area and utility door.

The "blank canvas" garden offers an excellent starting point to landscape and adapt to your own style to enjoy with friends and family on those long summer evenings or maybe you fancy a hot tub for those cold winter nights. To the front are small planted borders with shrubbery and bark chippings.



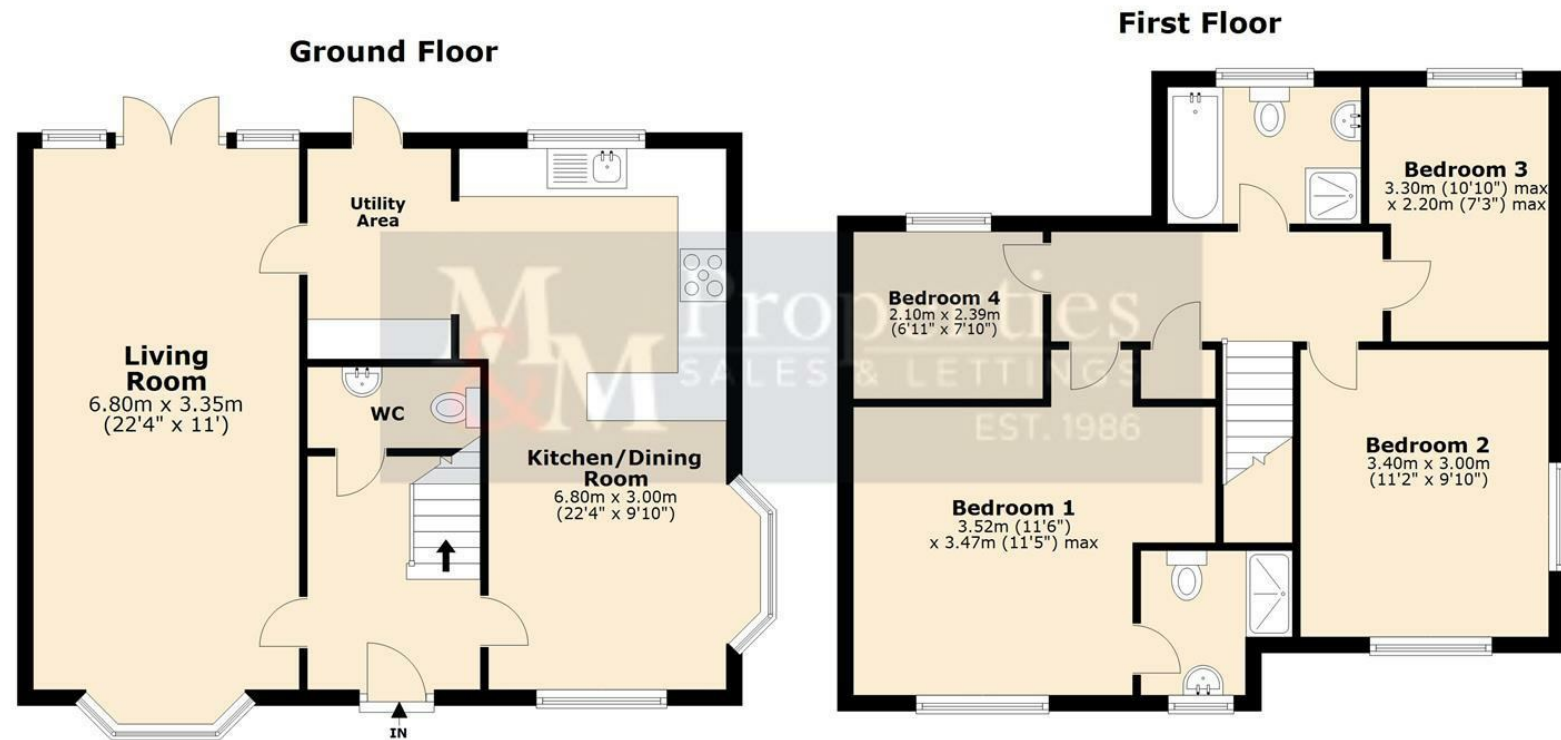
The property has an single garage to the side of the house with an up and over door and door into the rear garden. In front of the garage is a driveway for at least two cars one behind the other.

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.

Council Tax Band E



Floor Plan



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.