



Spinney Bank

Wing | Leighton Buzzard | Beds | LU7 0UB



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Williams Properties are delighted to welcome to the market this fantastic four bedroom detached property, located in the ever sought after village of Wing, Buckinghamshire. The property consists of a kitchen/diner, living room, snug, downstairs cloakroom, four bedrooms, a family bathroom and an en-suite. Outside there is a rear garden, garage and driveway parking for multiple vehicles. Viewing comes highly recommended on this superb family home.

Offers in excess of £710,000

Wing

The desirable village of Wing is steeped in history including the Saxon cemetery and Church, the Medieval castle Mound and the original Ascott House gardens. The village offers a wide range of amenities including a village hall, eateries, local pubs, village shops, recreation ground, sports & social club, local nature walks and primary and secondary schools. Wing village is approximately 8 miles from Aylesbury and can be found between Aylesbury and Leighton Buzzard.

Council Tax

Band

Local Authority

Buckinghamshire Council

Services

All main services available

Entrance Hall

Enter through the front door into the entrance hallway with doors to the snug, cloakroom, kitchen/diner and living room. Carpeted stairs rising to the first floor.

Living Room

This living room consists of windows to the front aspect, French double doors to the enclosed rear garden, carpet laid to floor, light fitted to ceiling, two wall mounted radiators and space for a sofa suite and other plenty of other furniture.





- Four Double Bedrooms
- Driveway Parking
- Village Location
- Detached
- En Suite & Family Bathroom
- Enclosed Rear Garden
- Well Presented Throughout
- Viewing Highly Recommended

Snug

This dual aspect snug consists of windows to the front and side aspect, carpeted flooring, a wall mounted radiator, fitted light to ceiling and space for a sofa set and range of other lounge furniture.

Cloakroom

This downstairs cloakroom is comprised of a heated towel rail, a hand wash basin with a mixer tap, a low level WC, spotlights to ceiling and a frosted window.

Kitchen/Diner

This kitchen/diner consists of a range of wall and base mounted units with under cabinet lighting including an inset sink unit with a mixer tap, gas hob, splashback and extractor, integrated double oven, a fridge/freezer and dishwasher. A wall mounted radiator, spotlights to the ceiling, windows to both side aspects and French double doors to the enclosed rear garden. Space for dining table set and other furniture.

First Floor Landing

This first floor landing features carpeted flooring, doors to all bedrooms, an airing cupboard and the family bathroom.

Bedroom

This bedroom consists of dual aspect windows to the front and rear aspects, carpet laid to floor, a fitted light to the ceiling, a wall mounted radiator and space for a double bed and other bedroom furniture.



The property is within close proximity to Wing Surgery, Post Office, Sports and Social Club, Overstone Combined School, The Cottesloe School and a range of eateries.



Bedroom

Bedroom consists of a window to the front aspect, an inset storage cupboard, carpet laid to the floor, a pendant light to the ceiling, a wall mounted radiator and space for a bed and other bedroom furniture.

Bedroom

This bedroom consists of windows to the front and side aspect, carpet laid to floor, a pendant light fitted to ceiling, a wall mounted radiator and space for a double bed and other bedroom furniture.

Bedroom

The master bedroom consists of dual aspect windows to both side aspects, built in wardrobes, carpet laid to floor, a wall mounted radiator, a fitted and pendant light to ceiling and space for a double bed and other furniture.

En Suite

This en suite has partially tiled walls and comprises a low level WC, hand wash basin with a mixer tap, an enclosed shower cubicle, heated towel rail, spotlights to ceiling and a frosted window.

Bathroom

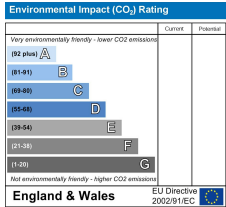
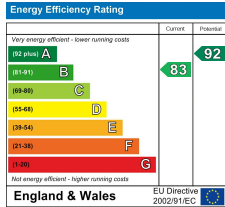
This family bathroom is comprised of a pedestal hand wash basin with a mixer tap, a low level wc, panelled bathtub with shower and screen, tiling to splash sensitive areas, a heated towel rail, spotlights to ceiling and a frosted window.

Garden

This sculpted enclosed rear garden is comprised of a paved patio leading to a gate to the driveway at the side of the property and a side door to the garage. Grass lawn and shingle laid to the remainder.

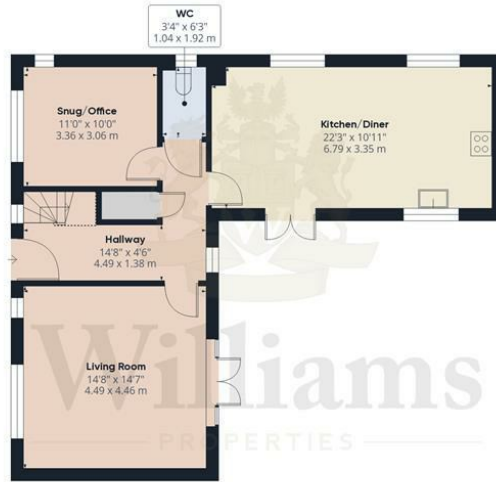
Buyer Notes

In line with current AML legislation, all prospective buyers will be asked to provide identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.





Williams



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area[®]

1609.64 ft²

149.54 m²

Reduced headroom

9.4 ft²

0.87 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



Williams Properties
8-10 Temple Street
Aylesbury
Buckinghamshire HP20 2RQ

Email: aylesbury@williams.properties
Web: www.williams.properties
Tel: 01296 435600

For clarification, we wish to inform perspective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded; they are taken between internal wall surface and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, whether fitted or not are deemed removable by the vendor unless specifically itemised within these particulars.