



Leighton Road

Wing, Leighton Buzzard, LU7 0NW

Offers In Excess Of £280,000

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**QUARTERS**  
YOUR NEXT MOVE

# Leighton Road

Wing, Leighton Buzzard, LU7 0NW

Quarters are delighted to offer for sale with no upper chain this two double bedroom period home located in the highly sought after Buckinghamshire village of Wing, just a short walk from the village centre and within catchment for the popular Aylesbury Grammar Schooling. The property is presented to the market excellent order with accommodation comprising; Lounge, dining room, kitchen, two bedrooms, first floor bathroom and a bonus loft room. Additional benefits include double glazed windows, gas heating and mature rear garden. Viewing is highly recommended.

### Location;

Leighton Road enjoys a central position in the desirable Buckinghamshire village of Wing. The village itself benefits from a wealth of local amenities, a doctor surgery and green open spaces. The village further benefits from falling within catchment for sought after Grammar Schooling, and excellent transport links to nearby Aylesbury, Milton Keynes and beyond thanks to the accessibility of Junction 11A of the M1. The village is situated approximately 10 minutes' drive from Leighton Buzzard Mainline Train Station, with trains to London Euston in as little as 30 minutes. The property also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

### Ground Floor:

Enter via a composite front door into the lounge, which is laid to wood effect flooring and includes an open fireplace and a brick feature wall. A door leads through to the spacious dining room. There is a further open fireplace and a desk space has been incorporated to the side. There are stairs leading to the first floor and an opening to the kitchen. The kitchen has been fitted with a range of wall and base level units providing plenty of storage, and there are spaces for appliances. A double glazed door leads to the rear garden.





### First Floor:

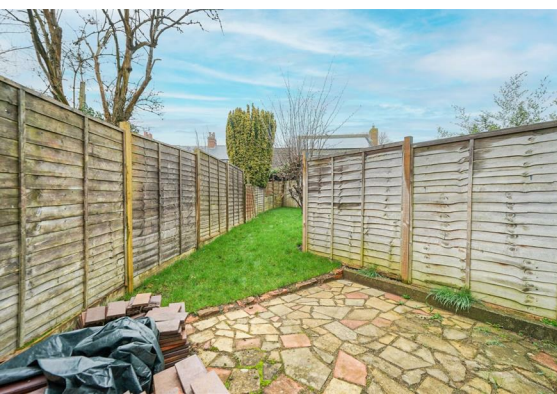
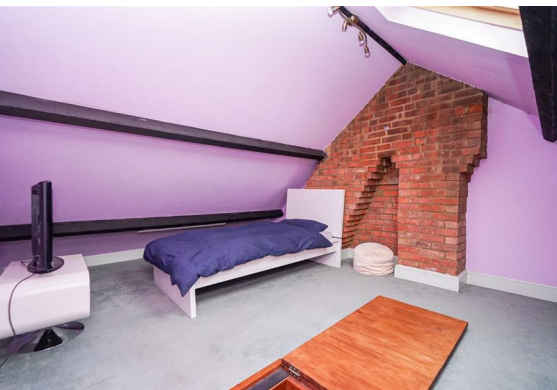
The landing provides access to the bedrooms and bathroom, plus there are drop down stairs leading to the loft room. The master bedroom to the front features exposed wood floor and has built in clothes storage. The second bedroom also has exposed wood floors and comfortably fits a bed plus additional furniture. The bathroom is fitted with a white three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over. There is complimentary tiling to water sensitive areas.

### Loft Room:

The loft room receives plenty of light via a Velux window, and provides ample space usable for a variety of purposes.

### Outside:

To the front of the property is a railed fence, path to front door and an area laid to slate chippings. The rear features a paved patio area and the remainder is laid mainly to lawn with a timber shed.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

## Floor Plan



Total Area: 894 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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