



Lake Street

, Leighton Buzzard, LU7 1RX

Offers In Excess Of £500,000

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QUARTERS  
YOUR NEXT MOVE

## Lake Street

, Leighton Buzzard, LU7 1RX

Quarters are delighted to offer for sale this impressive four bedroom townhouse built circa 1870 and ideally located in the heart of the historical market town centre. The property boasts an abundance of period features and in excess of 2,400 square feet of accommodation comprising: Entrance hall, sitting room, dining room, kitchen/breakfast room, utility room, cloakroom/WC, lounge, cellar/games room, four bedrooms, bathroom and two shower rooms. Additional benefits include rewired electrics in 2017, new roof (2021), gas central heating, balcony to the master bedroom, low maintenance rear garden and a bonus loft room. Viewing is highly recommended to appreciate the character and space this property has to offer.

### Location:

Lake Street is located in the heart of the vibrant Leighton Buzzard Town Centre which is home to an historic market and a range of shops, cafes and amenities all within walking distance. The town benefits from excellent transport links, with the mainline train station providing access to London Euston in as little as 30 minutes, as well as easy access by road links to Aylesbury, Milton Keynes and further afield via junction 11A of the M1. The town 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:

The welcoming entrance hall features a stunning tiled floor, with doors leading to the sitting room, dining room and kitchen, plus stairs to the first floor and basement. The dining room is laid to wood flooring. There are doors out to the rear garden, and the room is open to the cosy sitting room with an open fireplace providing a wonderful focal point. At the end of the hallway, the kitchen/breakfast room has been fitted with a range of wall and base level units with integrated appliances and a breakfast bar. A door leads into the utility room which has space and plumbing for a washing machine and tumble dryer. There are doors to the cloakroom/WC and rear garden.





#### First Floor:

The first floor landing is bright and airy, with a staircase leading to the second floor and doors to the lounge and first floor bedroom. The generous lounge is situated to the front of the property, with large windows, open fireplace and high ceiling among it's benefits. The room would also make a suitable double bedroom if preferred. The first floor bedroom includes a wood burning stove (not currently in use) and there are doors leading out to the decked balcony, which is an excellent spot to enjoy some sunshine.

#### Second Floor:

On the second floor the landing gives access to the two bedrooms, which face the front aspect, a family bathroom and shower room. There is access to the loft room via a hatch and wooden steps. The bedrooms are both well proportioned, with the larger of the two enjoying use of an open fireplace. The family bathroom is a generous room fitted with twin wash hand basins, low level WC and a freestanding roll top bath. The feature fireplace compliments the feel of the room. The shower room is fitted with wash hand basin, bidet and shower cubicle.

#### Basement:

Stairs lead down into the cellar/games room, which could be used for a variety of purposes such as a home office or playroom, if desired. There is a basement level bedroom with a feature fireplace, and adjacent to this is a shower room, refitted with a three piece suite comprising of a wash hand basin, low level WC and shower cubicle.

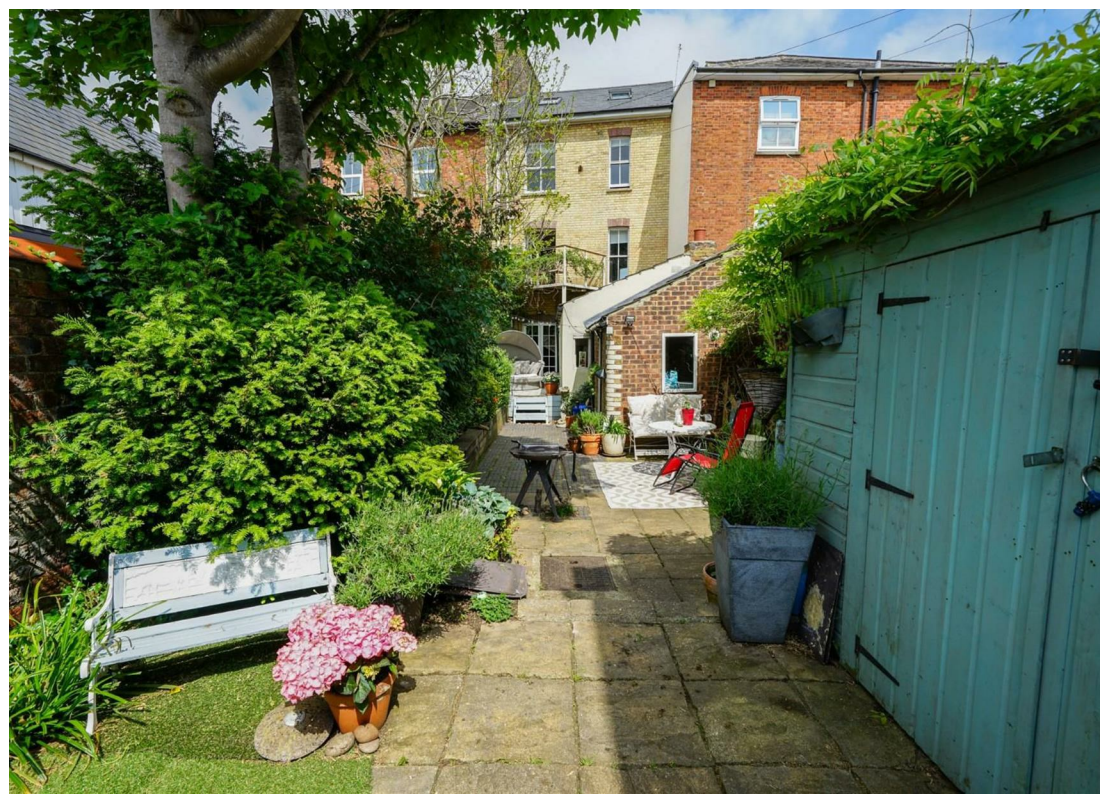


#### Outside:

The landscaped rear garden is a splendid spot to pass the day. The garden requires little maintenance, with a decked patio off the rear of the property extending to the mostly paved garden. There are raised beds to the border with neat shrubbery providing some privacy. There is space for an array of garden furniture, and at the rear of the garden is a small patch of artificial lawn and timber storage shed, plus gated rear access.

#### Agents Note:

The vendor advises that the property was fully rewired in 2017 and the roof has been replaced and re-insulated. Permit parking is available locally.



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: 2463 ft<sup>2</sup> (excluding balcony)  
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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