



Lanes End

, Heath And Reach, LU7 0AE

Offers In Excess Of £700,000



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QUARTERS

YOUR NEXT MOVE

# Lanes End

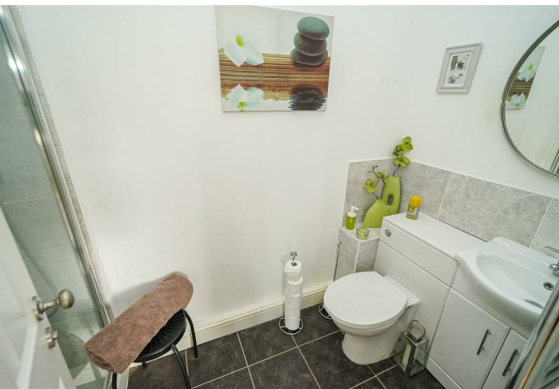
, Heath And Reach, LU7 0AE

Quarters are delighted to offer for sale this extended four bedroom detached bungalow located in this tucked away position in the highly sought after village of Heath & Reach. The property has been renovated and extended by the current owner and now offers bright and spacious accommodation comprising: Entrance hallway, lounge, refitted kitchen/dining room, four bedrooms, refitted bathroom, an additional shower room and a double garage with additional loft space. Additional benefits include double glazing, updated gas central heating, landscaped wrap around garden, driveway parking for five cars and large detached garage. Viewing is highly recommended.

### Location:

Lanes End is situated in the heart of the leafy and desirable village of Heath and Reach. Local amenities are in abundance with shops, homely public houses and the within the catchment of the ofsted rated outstanding St Leonards lower school. There is a range of walks and footpaths on the doorstep which include the stunning Rushmere and Stockgrove Country Parks among it's many close by attractions. The village is well situated for transport connections, with the A5 in close proximity, and Leighton Buzzard mainline station just an 8 minute drive away, which boasts trains to London Euston in as little as 30 minutes.





#### Layout:

Enter via a composite front door into the welcoming entrance hallway. There are doors to the four bedrooms, shower room, living room, family bathroom and kitchen/dining room. The well thought out layout separates the bedrooms and bathrooms from the rest of this spacious bungalow, with three bedrooms facing the front aspect, and a further double bedroom to the side. The master bedroom is a generous double room, there are two further double rooms and a single bedroom which could be used as a home office space, if desired. Additionally, the new owner may choose to use one of the double bedrooms as an additional reception room. The shower room has been refitted with a modern suite comprising of a low level WC, vanity wash hand basin and shower cubicle. The family bathroom has also been refitted with a white suite comprising of a low level WC, vanity wash hand basin and p-shaped bath with shower over. The property has been decorated with white walls throughout, ensuring that all rooms have a bright and airy feel. The impressive living room provides ample space for a range of living room furniture, and there are double glazed doors into the rear garden. An opening leads to the kitchen/dining room, which has been refitted with a range of shaker style units, boasting ample storage and a wealth of integrated appliances. There is also space for an American style fridge freezer, and a doors leads to the side. The dining area provides plenty of space for a family sized dining table and additional furniture.

#### Outside:

To the front of the property is a path leading to the front door, flanked by artificial lawn and mature shrubbery. There is also a paved driveway and gated access to the rear. The rear garden has been beautifully landscaped to provide an array of mature shrubbery, with a neat lawn and spacious patio providing excellent spots to enjoy the sun. The garden continues to each side of the property where there are secluded and shaded seating areas. Steps lead down to the garage.

#### Garage & Parking:

Situated to the rear of the property is a large detached garage which is accessed via an automatic door. There is power and lighting plus loft storage space. To the front of the garage is a gravelled driveway.

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: 1647 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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