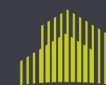




Leighton Road

Eggington, Leighton Buzzard, LU7 9PE

Price **£525,000**



QUARTERS

YOUR NEXT MOVE

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We are delighted to offer for sale this excellent extended four bedroom semi-detached family home which is located in the highly sought after village of Eggington. The property has been improved by the current owners over the years, and provides generous living accommodation comprising: Entrance hall, lounge, dining room, cloakroom/WC, refitted kitchen/dining room, utility room, four generous bedrooms (master with refitted ensuite bathroom) and a refitted family shower room. Additional benefits include insulated outbuilding, expansive landscaped rear garden and ample driveway parking. Viewing is highly recommended.

Location:

Eggington is a small village located in Bedfordshire, England. It is situated just south of the town of Leighton Buzzard and is surrounded by picturesque countryside. The village is known for its charming cottages and historic buildings, which date back to the 17th century. Eggington is also home to a beautiful church, St. Michael's which is a prominent feature of the village's skyline. The area is popular with walkers and nature enthusiasts, as there are several scenic walking trails and nature reserves nearby. The road links are second to none, with access to the A5 nearby which leads to the nearby towns of Aylesbury and Milton Keynes and the nearby junction 11A of the M1 providing access to London and the north. Additionally, the mainline train station in Leighton Buzzard provides regular trains to London Euston in as little as 30 minutes. The village also enjoys a close proximity to a number of outstanding country parks and woods, including Linslade Wood, Tiddenfoot Waterside Park, the picturesque 400 acre Rushmere Country Park and the grand Woburn Estate and Deer Park.

Ground Floor:

Enter via a double glazed composite front door into the hall, there are stairs leading to the first floor and doors to the lounge and dining room. The lounge is off to the left and is a good space which comfortably accommodates a range of furniture, and there is an open fireplace providing a focal point. The room opens at the rear through to the kitchen/diner. The remainder of the ground floor rooms are fitted with Karndean flooring, giving seamless continuity throughout. Off the right of the hallway is a formal dining room, which could also be used for a playroom/family room, if required. An archway leads into the lobby, which has a cloakroom/WC off, a door leading to the side, and an opening to the kitchen/diner. Across the rear of the property, and benefiting from a good sized rear extension, the stunning L-shaped kitchen/diner is an impressive space, and the real heart of this family home. The kitchen has been refitted with a modern range of glossy wall and base level units and an array of integrated appliances. There is ample work surface and generous views of the rear garden. Two Velux windows introduce plenty of extra light, and the dining area features bifolding doors connecting the house with the rear patio. Off the kitchen/diner is a utility room which has been fitted with units matching the kitchen, and there are spaces for a washing machine and tumble dryer. The room also houses an understands cupboard.





First Floor:

The first floor landing provides access to the bedrooms, shower room and loft space, plus there is a built-in airing cupboard. The stunning master bedroom has a bright and airy feel, with a vaulted ceiling adding some character. There is plenty of space for furniture, and the room enjoys an ensuite bathroom which has been refitted with a low level WC, vanity wash hand basin and panel bath with shower over, and complimentary tiling to the walls finishes the room nicely. Bedrooms two and three are generous double rooms, both facing the front aspect and boasting views across the surrounding countryside, as well as a built-in wardrobe in each room. The fourth bedroom is a good sized single room with a built-in wardrobe. The family shower room has been refitted with a modern suite comprising of a low level WC, vanity wash hand basin and walk-in shower cubicle. The tiling is consistent with the ensuite bathroom, giving a premium finish.

Outside:

To the front of the property is a generous driveway which can comfortably accommodate multiple cars. The remainder is laid mainly to lawn with a path leading to the front door. There is gated side access to an additional parking area, and this leads through to the rear garden. The exceptional rear garden is perfect for growing families, with an expansive lawn and good sized patio across the rear of the property. At the end of the garden there is an insulated timber framed outbuilding which has been supplied with power and lighting. Currently, the outbuilding is divided to provide a store and workshop, but an excellent use would be to convert this to a home office or garden room. The good size of the garden ensures that sunlight can be found throughout the day, and the garden is not overlooked.



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: 1573 ft² (excluding store, workshop)

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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