



Shepherds Mead

Leighton Buzzard, LU7 3AH

Guide Price £850,000



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Offered for sale with no upper chain is this four bedroom executive detached family home, located in this highly sought after cul-de-sac, which is set between Heath Road and Plantation Road. The property is presented to the market in excellent order having been improved throughout by the current owners, with expansive and versatile accommodation comprising: Entrance hall, lounge, dining room, study, refitted kitchen/breakfast room, utility lobby, cloakroom/WC, four bedrooms and a refitted family bathroom. Additional benefits include double glazing, gas heating, garage, driveway parking and landscaped rear garden. Viewing is highly recommended.

Location:

Shepherds Mead is a quiet and exclusive cul-de-sac, situated off one of Leighton Buzzard's most popular roads, providing a range of beautiful family homes. Its central location ensures that the historic market town centre is just a brief walk away, providing plenty of shops, bars, cafes and other local amenities. The property is also approximately 1.7 miles to the mainline rail station, with trains to London Euston in as little as 30 minutes. There are a number of popular schools nearby to choose from. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. 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 entrance hall gives a pleasant welcome into this outstanding family home. There are doors to the lounge, study, dining room and kitchen/breakfast room, plus stairs leading to the first floor with a built-in storage cupboard under. The lounge is perfectly proportioned, allowing for a variety of living room furniture to be positioned around the focal point inglenook fireplace at the heart of the room. Natural light flows from both ends of the room, with a double glazed window to the front aspect, and double glazed sliding doors opening out to the rear garden. The dining room sits to the front of the property and provides plenty of space for a large dining table. The room is an excellent spot for entertaining guests. The study enjoys views to the rear garden, and could easily be used for an alternative purpose, such as a family room. The kitchen/breakfast room also faces the rear, and sits centrally within the ground floor, with a door leading into the inner hallway. The kitchen has been refitted with a range of shaker style units with ample work surface over and a breakfast bar has been included. Integrated appliances include a double oven and four ring gas hob with hood over, plus there are spaces for a dishwasher and fridge freezer. The inner hall connects to the utility room, cloakroom/WC, boot room and garage, plus stairs leading up to the family room. The utility room provides space and plumbing for a washing machine and tumble dryer, with a courtesy door leading to the rear garden. The integral double garage comfortably accommodates two cars, and is accessed via two automatic garage doors. There is also power and lighting.





First Floor:

Situated separately to the main first floor living area, the family room features dual aspect windows, bringing in plenty of light. The room is an excellent addition to the home, creating a generous space to be utilised for a variety of purposes. Additionally, there is plenty of eaves storage at both front and rear. The main landing provides access to the bedrooms, family bathroom and loft space. The master bedroom comfortably accommodates a wealth of bedroom furniture, and benefits from an ensuite which has been refitted with a modern suite comprising of a low level WC, pedestal wash hand basin and shower cubicle. There are three further double bedrooms, two of which overlook the rear garden, and each providing ample space for bedroom furniture. Sitting centrally off the landing is the well proportioned family bathroom, which has been refitted to a high standard, with a three piece suite comprising of a low level WC, pedestal wash hand basin and freestanding bathtub. An airing cupboard sits to one corner of the room.

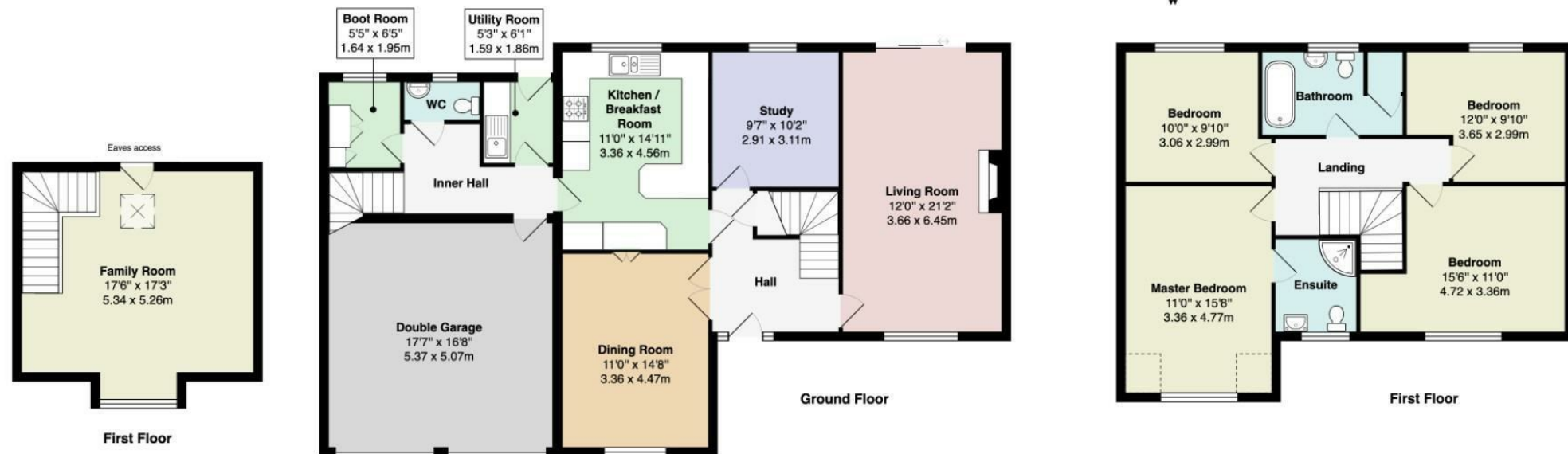
Outside:

To the front of the property is an expansive block paved driveway, providing parking for three to four cars, and extending to the garage and front door, which is offered protection by a storm porch. A neat well-maintained garden sits to the side, laid mainly to lawn with bedded shrubbery providing a fine feature. The rear garden is shielded to the rear by an impressive hedgerow, providing plenty of privacy. A generous lawn spans across the plot, with a good sized decked patio area at one end of the garden, and at the other end, an area tucked to the side provides a good spot for storage sheds.



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



Approximate Area: 2011 ft² ... 186.8 m² (excluding double garage)

Approximate Area of Double Garage: 300 ft² ... 27.9 m²

Total Approximate Area: 2311 ft² ... 214.7 m²

Floor plans are for layout purposes only and are not intended to be scale drawings.
All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes.
Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
MK Property Photography accepts no liability whatsoever for any error or omission or inadvertent mis-statement in a floor plan.

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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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