



Dunstable Road
Tilsworth Leighton Buzzard, LU7 9PU

Offers In Excess Of £525,000



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QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale with no upper chain this spacious three double bedroom detached family home located in the sought after village of Tilsworth and situated on a generous plot. The property is in need of some modernisation with exception potential to reconfigure the layout, and provides versatile accommodation comprising; Entrance hall, sitting room, lounge, kitchen/dining room, utility room, cloakroom/WC, three generous double bedrooms and a large family bathroom. Additional benefits include gas heating, two workshops, garage, ample driveway parking and generous landscaped rear gardens. Viewing is highly recommended to appreciate the potential this property has to offer.

Location:

The rural Bedfordshire village of Tilsworth is surrounded by open countryside which provide a range of scenic walks on the doorstep. Local amenities include a shop, parks and The Anchor public house, which is well regarded. In addition, neighbouring village Stanbridge is home to a popular primary school. The nearby market town of Leighton Buzzard is a short drive away with it's many shops, supermarkets, eateries and the historic market. 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. Additionally, the mainline train station in Leighton Buzzard provides regular trains to London Euston in as little as 30 minutes. 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:

Enter via a composite front door, ahead are stairs to the first floor, and there are doors to each side opening to the two reception rooms. The sitting room faces the front aspect and features an open fireplace, with plenty of room for a variety of furniture. Opposite this is a generous lounge, equally well-proportioned, and includes an additional recessed area underneath the stairs and fitted units either side of the fireplace. An opening leads to the kitchen/dining room, which is fitted with a range of wall and base level units with roll edged work surface over. There is space for a refrigerator and integrated appliances include a microwave oven, conventional oven and four ring gas hob with hood over. There is ample space remaining for a family dining table. A door opens into the larger than usual utility room which includes a further range of units stainless steel sink and spaces for additional appliances. There is built-in storage and of the room is a ground floor cloakroom/WC. A courtesy door leads to the garden.





First Floor:

The first floor landing provides access to the three double bedrooms and family bathroom. There are two bedrooms facing the front aspect, each with built-in wardrobes and plenty of space for a wealth of additional bedroom furniture. One of these rooms also enjoys a rear aspect window, providing views of the rear garden, and a walk-in wardrobe to one corner. The third bedroom sits to the rear also including built-in wardrobes, and there is ample space for additional furniture. A side aspect windows ensures splendid far-reaching views across the Dunstable Downs. Sat centrally on the first floor is a large bathroom with plenty of floor space, and complete with with a five piece suite comprising of a low level WC, bidet, wash hand basin, panel bath and shower cubicle.

Outside:

To the front of the property is a path to the front door border by neat lawn areas. A block paved driveway to the side extends to the garage, and there is gated access to the rear garden. The rear garden enjoys a patio area off the back off the house, and off this are doors to the two workshops and a courtesy door to the garage. The remainder of the garden is laid mainly to lawn with an array of mature shrubbery to the borders, and tucked away to one corner is a summerhouse and greenhouse.



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: 1696 ft²

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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk