



Lords Close

Stanbridge Leighton Buzzard, LU7 9JB

Offers In Excess Of £400,000



QUARTERS
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Presented to the market this two bedroom semi-detached family home located within this popular Bedfordshire village and within close proximity to popular schooling. The property provides spacious accommodation comprising: Entrance hall, downstairs shower room, spacious lounge, family room, approx 20ft kitchen/diner, utility room, bathroom and two good sized bedrooms. Additional benefits includes double glazed windows, gas central heating, mature garden and driveway parking for multiple cars. Viewing is highly recommended!

Location:

The village of Stanbridge itself is surrounded by open countryside which provide a range of scenic walks on the doorstep. Local amenities include a popular lower school, country pub, church and recreation ground. 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.

Ground Floor:

Enter via the front door into a spacious hallway which provides access to the first floor via the stairs, lounge, kitchen/diner. The lounge has a beautiful window which allows an abundance of light to flow through. A wood burner is in the heart of the room and makes a beautiful centre piece. Through the doors is the family room which is currently used as a sitting room/bedroom, there are patio doors which reveal views of the rear garden. The impressive kitchen/diner is light and airy with the added benefit of two skylights and two good sized windows to the rear. A breakfast bar complements the space with wall and base line units. There is for various white goods to suit all needs, A further patio door provides access to the pretty rear garden. Off the kitchen/diner is utility room were a range of white goods could be easily installed. A good sized shower room comprises of a low level WC, vanity hand wash basin and shower.

First Floor:

The landing provides access to the loft space, two bedrooms and family bathroom. The well proportioned master bedroom sits to the front aspect, with ample space for a range of bedroom furniture. A further double bedroom sit to the rear, where you can enjoy views of the garden. The family bathroom comprises of a low level WC, vanity hand wash basin and panel bath with shower over.

Outside:





To the front is a paved driveway for multiple cars with a gate which leads to the rear. There is a paved path leading to the front door with a picket fence surrounding. The generous rear garden has a paved patio area perfect for entertaining which extends the width of the property, the remainder is laid to lawn with mature shrubs and borders. There is a paved path leading to a summer house which has power.



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: 983 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.

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