



Orchard Lane, Stewkley, Leighton Buzzard, LU7 0HS

welcome to

Orchard Lane, Stewkley, Leighton Buzzard

GRADE II LISTED - Situated in the popular village of Stewkley is this stunning FOUR-bedroom, SEMI-DETACHED, CHARACTER family home.

Highlights include: three reception rooms, spacious kitchen/diner, en-suite shower room, beautiful garden with a summer house and ample off-road parking.

Entrance Hall

Door to the front, radiator and single-glazed windows to the front, side and into the lounge. Opens to the dining room and doors to the kitchen/diner and lounge.

Lounge

Inglenook fireplace and bread oven, character beams and radiator. Stairs to the first floor and single-glazed window to the front. Doors to the dining room and study.

Study

Radiator and single-glazed window to the side.

Bedroom Four

Radiator, tiled floor and single glazed window to the side. Glass block wall opens into the en-suite.

En-Suite

Fully tiled with a wash hand basin with mixer tap sitting on a vanity unit, low-level WC and a shower cubicle. Tiled floor, heated towel rail and a single-glazed obscured window to the rear.

Dining Room

Radiator and single-glazed windows to the front and side.

Kitchen/Diner

Fitted with a mix of wall and base units with work surface over, butler sink with mixer tap and an integrated eye-level electric double oven and a gas hob. Space for a dishwasher, washing machine and a tumble dryer. Radiator and 4 single glazed windows to the front and 2 single-glazed windows to the rear. Door to the shower room and single-glazed door to the courtyard. Steps up to an additional reception room with radiator, single-glazed windows to the front and rear plus single-glazed double doors leading out to the garden.

Shower Room

Partially tiled with a corner wash hand basin with storage under, low-level WC and a shower cubicle. Single-glazed window to the rear.

First Floor Landing

Stairs from the ground floor and radiator. Doors to all bedrooms 1, 2 and 3 plus the bathroom.

Bedroom One

Built-in wardrobes with hanging space and storage, radiator and single-glazed windows to the rear and side.

Bedroom Two

Built-in storage cupboard, radiator and single-glazed window to the front.

Bedroom Three

Radiator and single-glazed window to the front.

Bathroom

Partially tiled with a pedestal wash hand basin, low-level WC and a bath with mixer tap. Single-glazed obscured window to the side.





Outside Rear Garden

A large mature garden which is laid to lawn with mature shrub and tree borders. A wood-built summer house with decked seating area sits at the bottom of the garden. There is patio area outside the kitchen/diner and a vegetable patch.

Summer House

Fully insulated with spotlights, wall mounted electric heater and double-glazed window to the front. Double-glazed bi-fold doors lead onto the front decking.

Garage

Garage with double doors, power and light.

Agents Note

There is a flying freehold to the property. Your conveyancer will take the steps to advise you accordingly.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online [brownandmerry.co.uk/Property/LBZ109839](https://www.brownandmerry.co.uk/Property/LBZ109839)



welcome to

Orchard Lane, Stewkley, Leighton Buzzard

- GRADE II LISTED
- FOUR-BEDROOM CHARACTER PROPERTY
- THREE RECEPTION ROOMS
- LARGE KITCHEN/DINER
- EN-SUITE

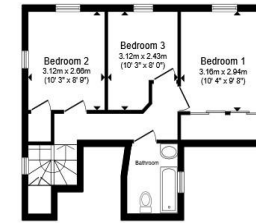
Tenure: Freehold EPC Rating: Exempt
Council Tax Band: F

offers in the region of

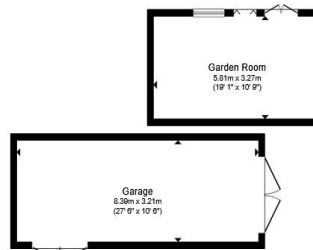
£820,000



Ground Floor



First Floor



Outbuilding

Total floor area 186.7 m² (2,010 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



view this property online brownandmerry.co.uk/Property/LBZ109839



Property Ref:
LBZ109839 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



01525 372021



LeightonBuzzard@brownandmerry.co.uk



17 High Street, LEIGHTON BUZZARD,
Bedfordshire, LU7 1DT



brownandmerry.co.uk