



Leighton Road
Wing, LU7 0NW

Offers In Excess Of £290,000



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QUARTERS
YOUR NEXT MOVE

Leighton Road

Wing, LU7 0NW

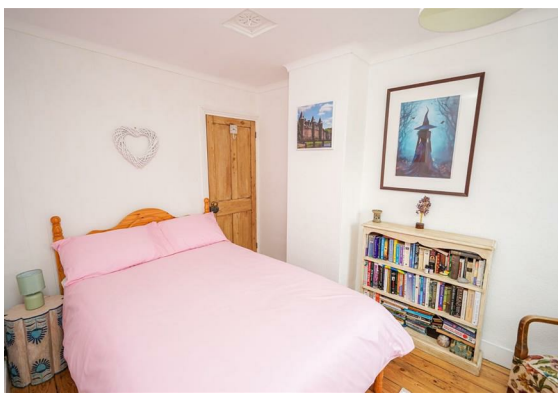
**** Viewings to commence from Tuesday 26th August****
We are delighted to offer for sale with no upper chain this two double bedroom period home located in the highly sought after Buckinghamshire village of Wing, just a short walk from the village centre and within catchment for the popular Aylesbury Grammar Schooling. The property is presented to the market in excellent order with accommodation comprising; Lounge, dining room, kitchen, two bedrooms, first floor bathroom and a bonus loft room. Additional benefits include double glazed windows, gas heating and mature rear garden. Viewing is highly recommended.

Location:

Leighton Road enjoys a central position in the desirable Buckinghamshire village of Wing. The village itself benefits from a wealth of local amenities, a doctor surgery and green open spaces. The village further benefits from falling within catchment for sought after Grammar Schooling, and excellent transport links to nearby Aylesbury, Milton Keynes and beyond thanks to the accessibility of Junction 11A of the M1. The village is situated approximately 10 minutes' drive from Leighton Buzzard Mainline Train Station, with trains to London Euston in as little as 30 minutes. The property 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:

Step through the composite UPVC front door into this welcoming home, where the bright dining room greets you with ample natural light and generous space for dining furniture. A Morso Squirrel log burner makes a fantastic focal point, great for entertaining. The thoughtfully designed living room flows seamlessly from here, featuring a second characterful Morso Squirrel log burner as its focal point and offering plenty of room for comfortable living room furniture. A patio door provides access to the practical conservatory and the well-appointed kitchen is open from the lounge, while stairs lead to the first floor. The fitted kitchen boasts a comprehensive range of wall and base units, delivering excellent storage solutions alongside designated spaces for all your essential appliances. The conservatory serves as a delightful transition to the garden while providing valuable additional storage space.





First Floor:

The landing leads to two well-proportioned bedrooms and the family bathroom. The larger front-facing bedroom showcases attractive exposed wooden flooring and easily accommodates a double bed with room for additional furniture and also provides access to the loft room. The second bedroom, overlooking the rear garden, offers a perfect retreat for guests with space for a double bed. The family bathroom features a practical three-piece suite comprising a panel bath, vanity wash basin, and low-level WC.

Loft room:

Adding exceptional versatility to this property, stairs from the main bedroom lead to a loft room complete with power and lighting. Currently utilized for storage, this space presents excellent potential as a home office, subject to planning permission.

Outside:

To the front of the property is a railed fence and a path to the front door. The mature rear garden features a paved patio area and shingle with a path leading to the a brick built outbuilding which benefits from power and lighting. This could easily be converted into a home office or studio if required. A smaller brick store is attached to the rear of the kitchen and provides useful storage as well as plumbing for a washing machine.



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: 916 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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