

Connells

Rock Lane
Leighton Buzzard

Rock Lane
Leighton Buzzard LU7 2QQ

for sale
£650,000







Property Description

Situated on the ever-popular Rock Lane, within walking distance of the train station and well-regarded schools for all ages, this spacious four-bedroom semi-detached family home offers versatile accommodation and excellent outdoor space.

Upon entering, you are welcomed into the entrance hall, with a bright and comfortable living room positioned to the left and the kitchen directly ahead. The kitchen flows seamlessly into the dining room and cosy snug, creating an ideal layout for modern family living and entertaining. The ground floor also benefits from a practical utility room.

To the rear, the property enjoys a lovely family garden, mainly laid to lawn and complemented by a patio seating area, providing the perfect space to relax and entertain during the warmer months.

The first floor features a generous landing leading to four bedrooms, including three well-proportioned doubles and a good-sized single bedroom. A family bathroom and separate shower room serve the upstairs accommodation, making it ideal for busy family life.

Externally, the property benefits from driveway parking for multiple vehicles and a garage, providing excellent storage space.

Offering spacious accommodation throughout in a highly sought-after location, this is a fantastic opportunity to acquire a wonderful family home on one of the area's most desirable roads.

Entrance Porch

Entrance Hall

Double glazed door. Under stairs Storage. Radiator. Tiled flooring.

Cloakroom

Double glazed window. WC in vanity unit. Wash hand basin in vanity unit. Laminate flooring.

Utility Room

Double glazed window. Double glazed door to garden. Partly tiled walls. Space for fridge freezer. Plumbing for washing machine. Tiled flooring. Door to cloakroom.

Kitchen

Double glazed window. Fitted kitchen with wall and base units. Butler sink. Gas rangemaster cooker. Integrated dishwasher. Tiled flooring.

Lounge

Double glazed bay window. Open working feature fireplace. Radiator. Carpeted flooring.

Dining Room

Radiator. Open to snug. Karndean flooring.

Snug

Velux window. Double glazed window. Radiator. Karndean flooring. Bi-fold doors to garden.

Landing

Loft access (boarded with ladder). Carpeted flooring.

Bedroom One

Double glazed bay window. Built in wardrobe. Radiator. Carpeted flooring.

Bedroom Two

Double glazed window. Radiator. Laminate flooring.

Bedroom Three

Double glazed window. Radiator. Carpeted flooring.

Bedroom Four

Double glazed window. Built in wardrobe. Radiator. Laminate flooring.

Bathroom

Double glazed window. Freestanding roll top bath. Radiator. WC. Wash hand basin. Tiled walls. Tiled flooring.

Shower Room

Double glazed window. Wash hand basin in vanity unit. WC. Shower cubicle. Heated towel rail radiator.

Outside

Front Garden

Driveway parking for multiple cars. Steps raising to front door. Access to rear garden. Access to garage.

Rear Garden

Mainly laid to lawn. Patio area. Gazebo. Mature shrubs and bushes. Wooden panelled fencing to borders. 2 sheds. Access to front.

Garage

Wooden doors. Power. Light.

Agents Note

PLEASE NOTE

Under the terms of the 1979 Estate Agency Act we confirm that the vendor of this property is an associate of an employee of Connells







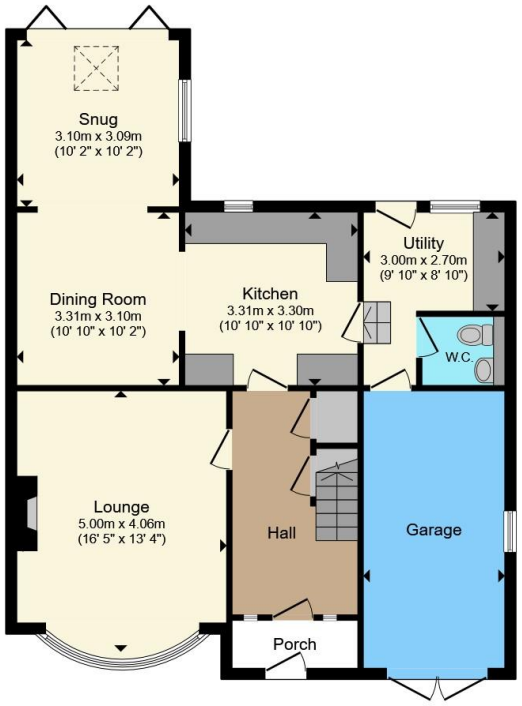




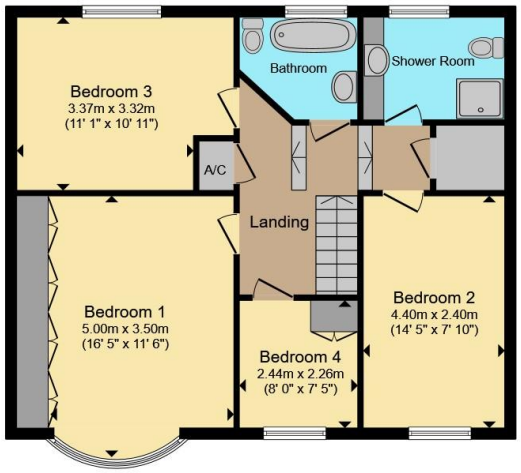








Ground Floor



First Floor

Total floor area 160.7 m² (1,730 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

Connells

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4 Market Square
LEIGHTON BUZZARD LU7 1HA

EPC Rating: D

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311696

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