Wing Road, Leighton Buzzard

LU7 2NH

Guide Price £360,000

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Wing Road, Leighton Buzzard

DESCRIPTION

Hunters are pleased to market this beautifully presented three bedroom mid-terrace home, located within close proximity to the town centre and mainline railway station.

This bright and characterful home offers two reception room with the lounge benefitting from an open fireplace while the dining room has an cast iron log burner, kitchen opening up to the rear garden, three good sized bedrooms, bathroom, loft room that is currently been used as an office and a basement.

The South-East facing rear garden is wonderfully maintained offering a patio seating area and lawn areas, with a vegetable patch at the bottom.

The property benefits from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.

ROOMS

Entrance Porch
Entry via composite door. Double glazed window to front aspect. Tiled flooring.

Lounge
Double glazed window to front aspect with fitted wooden shutters. Open fireplace. Wooden floor and radiator.

Dining Room
Double glazed window to rear aspect. Parquet flooring and a cast iron log burner. Radiator. Stairs to first floor. Access to cellar.

Kitchen
Double glazed window to side aspect with a double glazed door opening to the rear garden. A range of wall and floor mounted units consisting of drawers and cupboards with a worktop over. Single bowl stainless steel sink and drainer. Integrated dishwasher. Four ring gas hob with an extractor over and an electric oven. Space for a fridge-freezer. Plumbing for a washing machine.

Landing
Fitted carpet. Stairs to loft room. Storage cupboard.

Bedroom One
Double glazed window to front aspect with fitted wooden shutters. Wooden flooring and radiator. Built-in wardrobes.

Bedroom Two
Dual aspect double glazed windows. Fitted carpet and radiator.

Bedroom Three
Double glazed window to rear aspect. Fitted carpet and radiator. Storage cupboard.

Bathroom
Double glazed window to rear aspect. Three piece suite consisting of a bathtub with shower over, W/C and wash hand basin. Radiator and extractor fan.

Loft Room
Currently used as an office. Velux windows. Eaves storage with a wall mounted combination boiler.

Front
Gated path to front door.

Rear
Generous size South-East facing rear garden. Patio seating area. Laid to lawn with mature flower beds plus a vegetable patch. Outbuilding that can also be used as an office.

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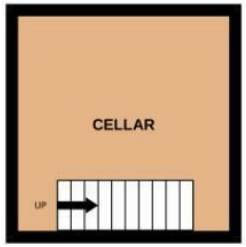
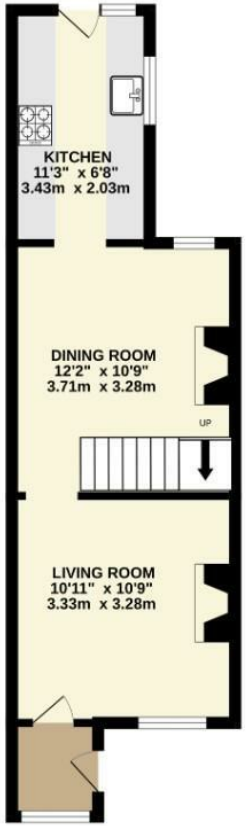
BASEMENT LEVEL
118 sq.ft. (11.0 sq.m.) approx.

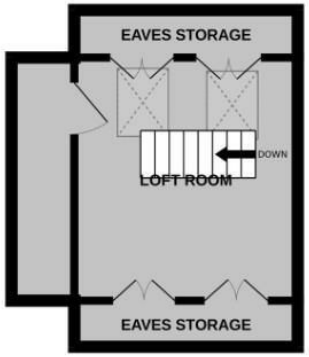


GROUND FLOOR
331 sq.ft. (30.8 sq.m.) approx.



1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.

2ND FLOOR
211 sq.ft. (19.6 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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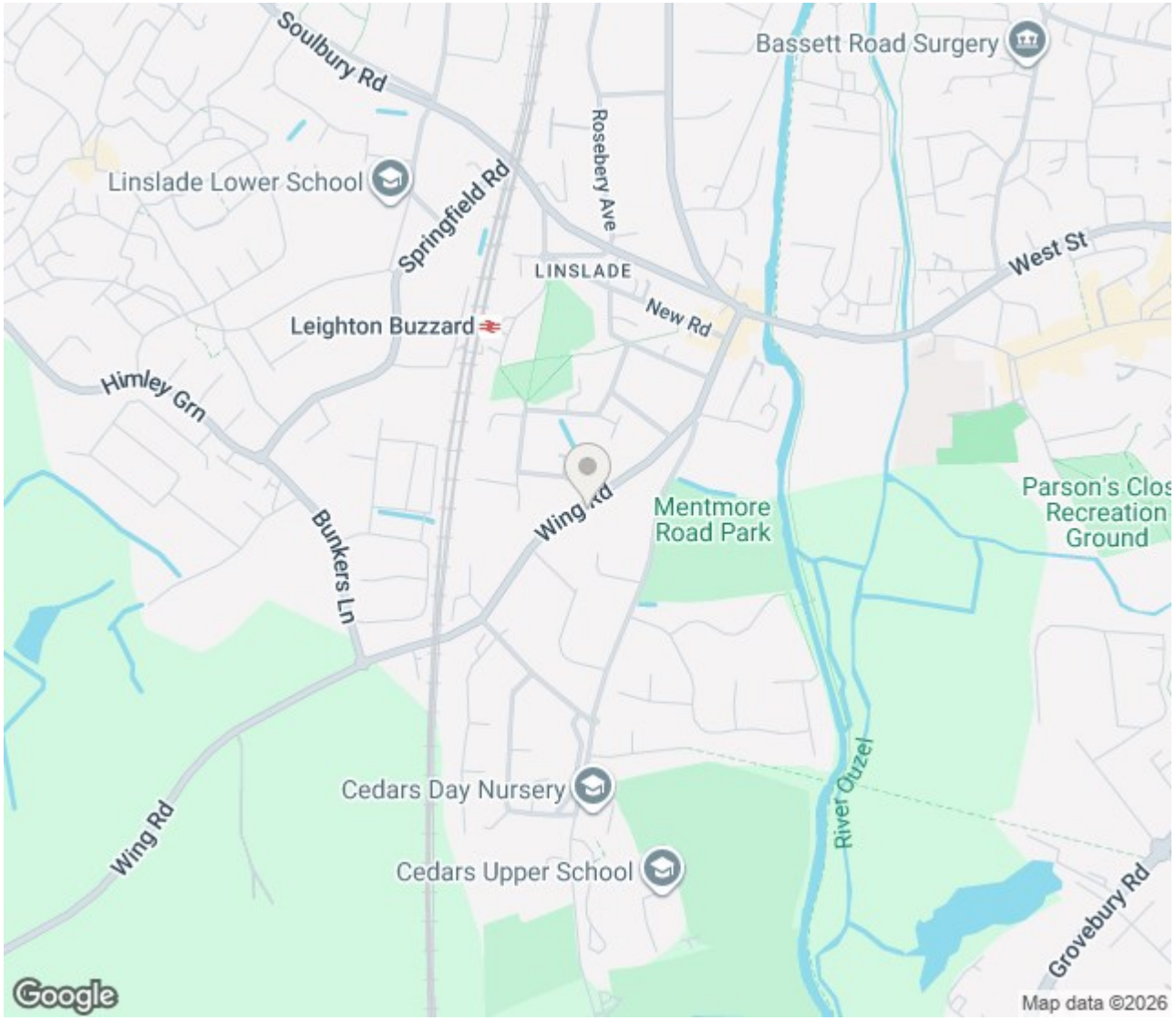
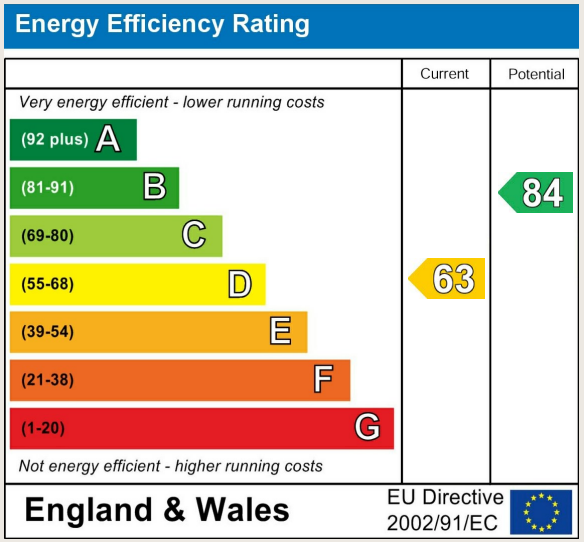


ENERGY PERFORMANCE CERTIFICATE



Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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