Nine Lands, Hockliffe, Leighton Buzzard

LU7 9NN

Guide Price £290,000

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DESCRIPTION

Occupying an attractive position with stunning views across the rear, this well-maintained three-bedroom home offers spacious accommodation and has been significantly improved by the current owners, making it an excellent choice for families, first-time buyers, and commuters alike.

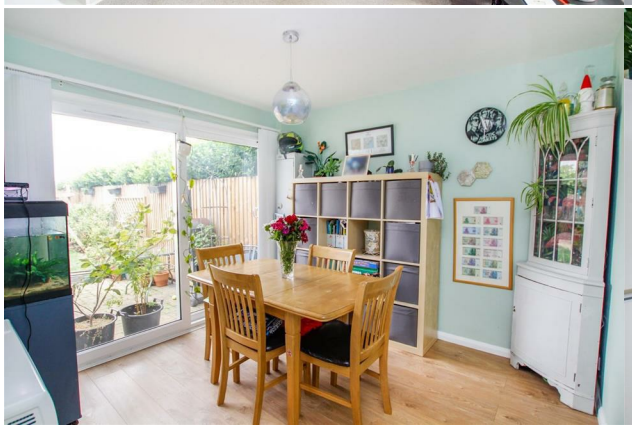
The accommodation comprises an entrance hall leading to a comfortable lounge, a fitted kitchen, and a separate dining room with sliding doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining. A cloakroom and utility room complete the ground floor.

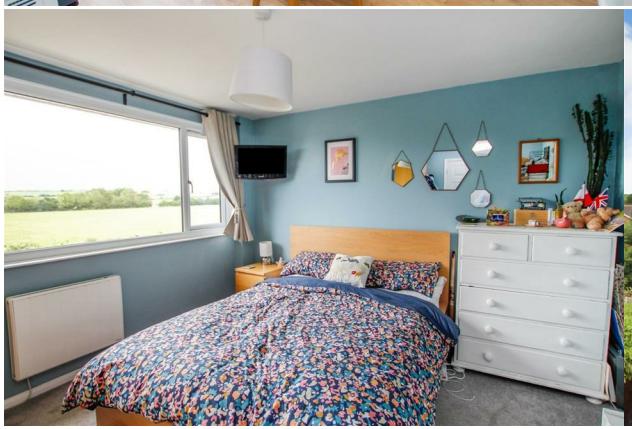
To the first floor are three well-proportioned bedrooms and a family bathroom.

The property has undergone extensive upgrades, including a complete rewire and replumb, together with replacement windows and doors throughout, providing peace of mind for prospective purchasers.

Outside, the property benefits from both front and rear gardens, with the rear enjoying far-reaching views that create a wonderful backdrop. There is also a garage, which has been improved with a replacement door and a new roof.

Further benefits include a complete upper chain, helping to facilitate a smoother transaction.





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GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.

1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.

TOTAL FLOOR AREA : 1093 sq.ft. (101.6 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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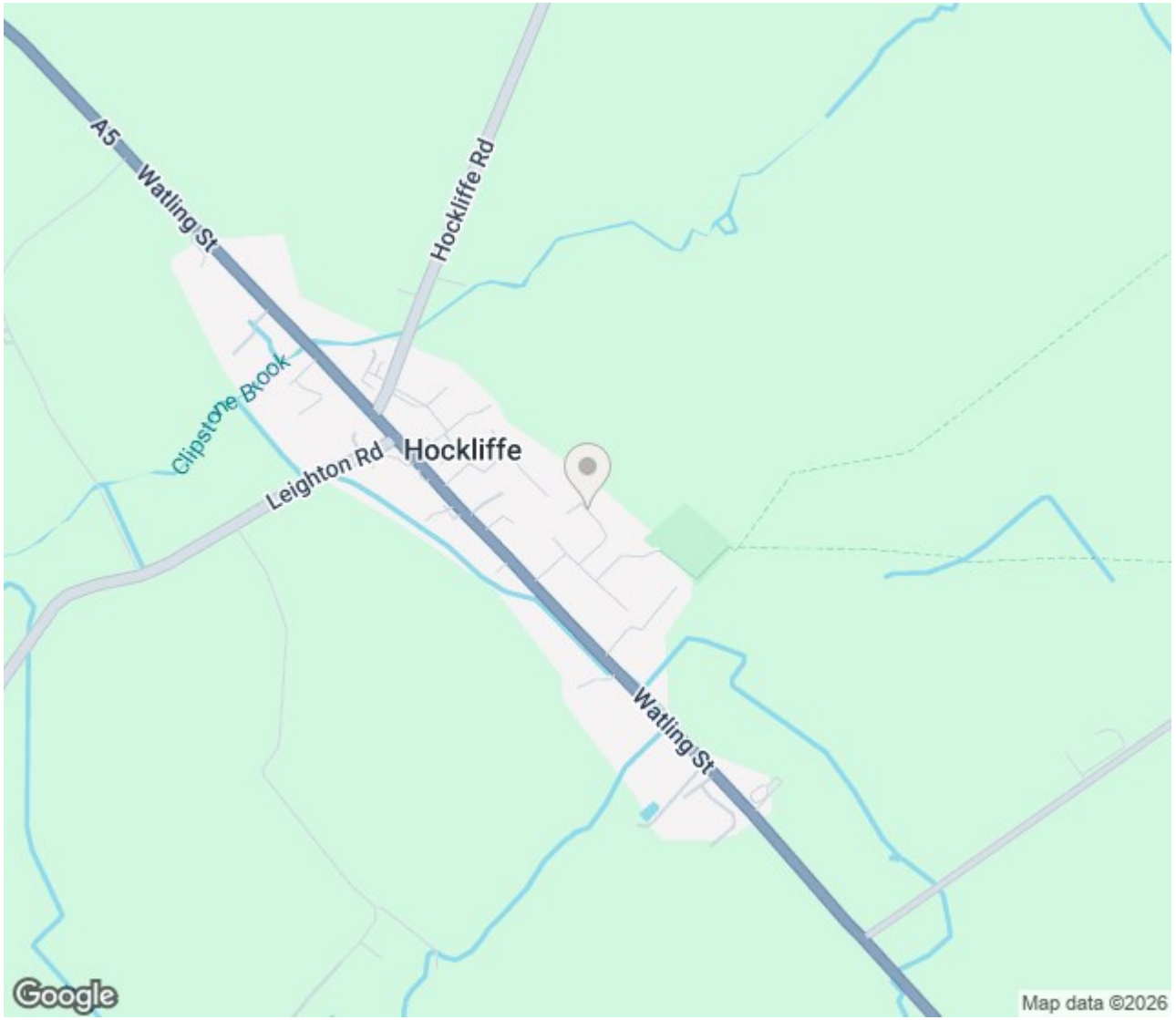

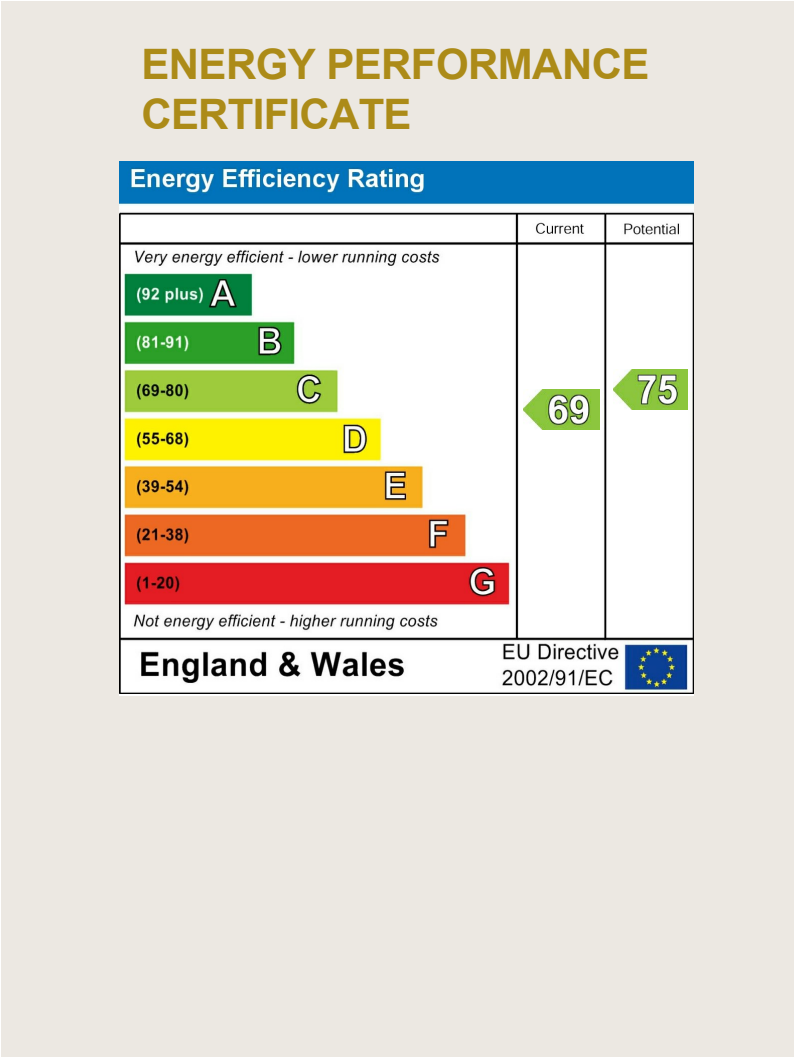

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