

M&M Properties
SALES & LETTINGS
Est. 1986

Leighton Road, Great Billington, Leighton Buzzard

£375,000

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- No upper chain, giving buyers one fewer link to coordinate when planning their move
- Approximately 1,350 sq ft of renovated accommodation in a village setting
- Double-fronted period cottage with sash windows overlooking open fields
- Living room spanning up to 22'10", with an exposed-brick fireplace and log burner for cosy evenings
- Extended kitchen/dining room measuring up to 22'7", with space to cook and host around one table
- French doors from the kitchen to the patio for easy outdoor dining
- Four double bedrooms with flexibility for family, guests or working from home
- Enclosed, easy-to-maintain rear garden with a lawn, planted borders and timber shed
- Principal en-suite shower room, separate family bathroom and downstairs cloakroom
- Great Billington countryside on the doorstep, with road links to Leighton Buzzard, Dunstable and the M1

On a winter afternoon, the place to settle at The Cottage is beside the log burner, with a view across the fields through the sash windows. On a summer Sunday, it might be at the kitchen table, with the French doors open and lunch stretching into the afternoon. Both are part of the appeal of this double-fronted Great Billington home. Its period character is clearest at the front, while a thoughtfully renovated interior and a generous rear extension give it the space for modern family life.

From the central porch, the front door opens into a living room that runs the width of the cottage. At up to 22'10" across, there's room to draw the sofas around the exposed-brick fireplace and still leave a favourite chair by the window. Double doors connect the room to the kitchen, so when friends come over, the conversation can carry from one space to the next. Later, the doors can close and the living room becomes a quiet spot for a film by the fire.

The extended kitchen/dining room comes into its own when there's a meal to share. Measuring up to 22'7", it brings the cook and the company together, with generous worktops for preparing supper and space for guests to linger at the table. High-gloss cabinetry gives the room a contemporary finish, while a downstairs cloakroom is handy when the house is full.

























The cottage offers approximately 1,350 sq ft in all, and the sense of space continues upstairs. Each of the four bedrooms is a double, giving you choices as life changes. A room used as a study during the week can welcome weekend guests, while children have space for a desk of their own. The principal bedroom has an en-suite shower room, leaving the separate family bathroom free on busy mornings.

Breakfast outdoors is an easy habit to imagine here. The paved patio sits directly beyond the kitchen's French doors, so it's only a few steps back for a second cup of coffee. From the table, you look across a central lawn edged with planted borders. The garden is fully enclosed, with a timber shed for tools and outdoor furniture, and its manageable size leaves time at the weekend for enjoying what lies beyond it.

Great Billington offers the quieter rhythm of a Bedfordshire village. The village hall and St Michael and All Angels Church are part of community life, and the surrounding countryside lends itself to walks and bike rides. Leighton Buzzard and Dunstable are close by for shopping and everyday essentials, while the A4146, A505 and A5 offer routes towards Milton Keynes and the M1. After a day in town, there's a particular pleasure in coming home to that familiar view across the fields.

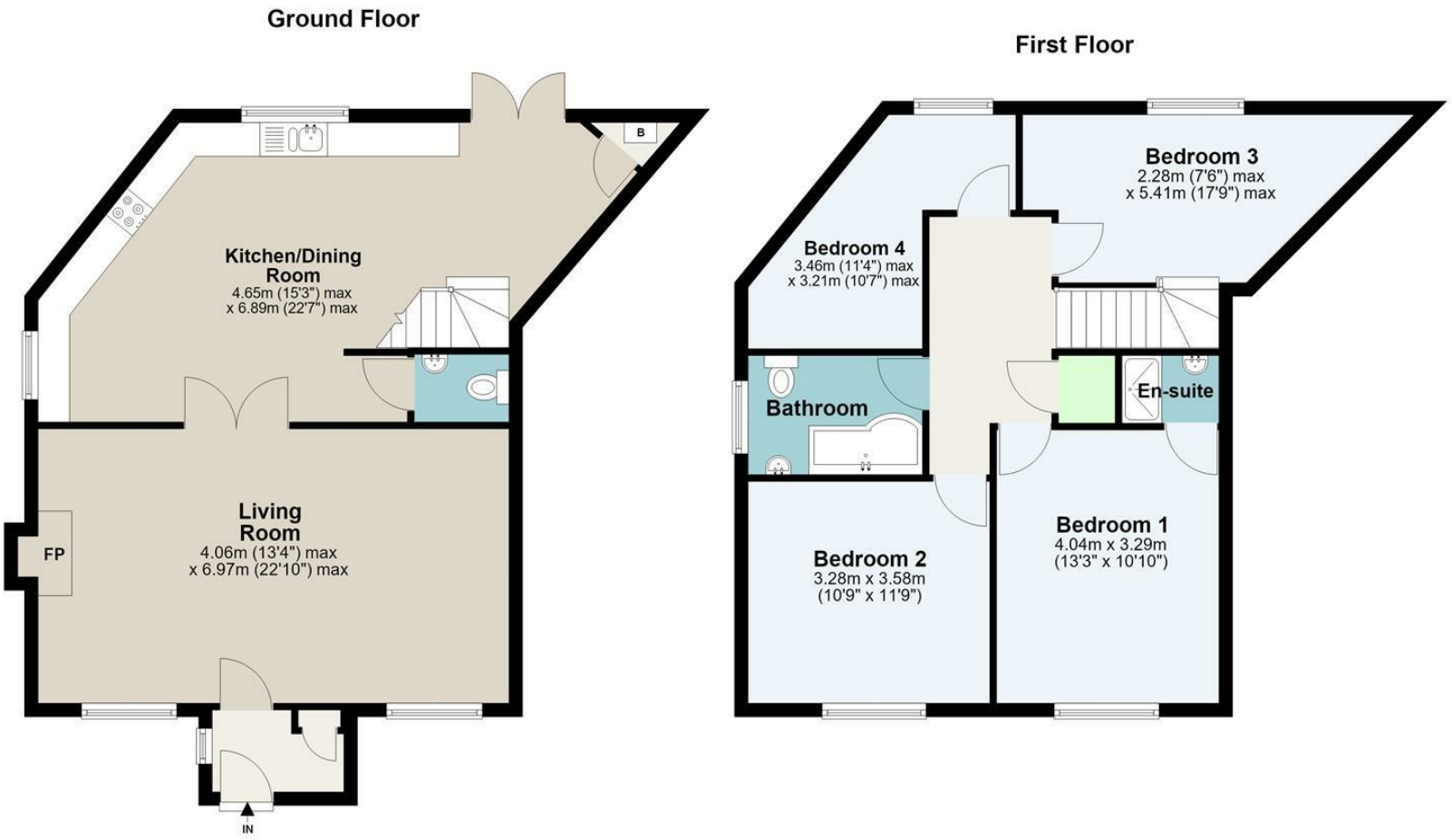
The Cottage is offered with no upper chain, giving buyers the flexibility to plan their move without waiting for the sellers to complete an onward purchase.

The property has mains water, sewerage and drainage connected.

Heating is by way of electric central heating to radiators and hot water via a storage cylinder

There is mains electricity connected.

Floor Plan



Total area: approx. 125.5 sq. metres (1350.6 sq. feet)

This floorplan is for illustrative purposes only. Room sizes and layout are approximate and should not be relied upon as exact. Buyers should verify measurements and details independently before making any decisions.
Plan produced using PlanUp.

Viewing

Please contact our Leighton Buzzard Office on 01525 377733.
If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/ - 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.