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Fieldviews Leighton Road, Ledburn, Leighton Buzzard, LU7  
0QB

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## Offers In Excess Of £425,000

- THREE BEDROOM SEMI-DETACHED BUNGALOW
- SPACIOUS LOUNGE
- MODERN FAMILY SHOWER ROOM
- ENCLOSED REAR GARDEN WITH DECKING AREA
- AIR SOURCE HEAT PUMP & SOLAR PANELS
- PICTURESQUE HAMLET LOCATION IN LEDBURN, NEAR MENTMORE
- KITCHEN/DINING ROOM
- VERSATILE OUTBUILDING WITH KITCHENETTE & SHOWER ROOM
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- WELL PRESENTED THROUGHOUT

Located within the picturesque hamlet of Ledburn, near Mentmore, this well-presented three-bedroom semi-detached bungalow offers spacious and versatile accommodation, perfectly suited to those seeking countryside living with modern comforts and excellent outdoor space.

The property is entered via a welcoming entrance hallway which leads through to a spacious lounge, creating an ideal setting for both relaxing and entertaining. The kitchen/dining room is fitted with a range of floor and wall-mounted units with work surfaces over, providing ample storage and preparation space alongside room for family dining.

The bungalow offers three well-proportioned bedrooms, all providing flexible accommodation suitable for family living, guest space, or home working. The accommodation is completed by a modern family shower room.

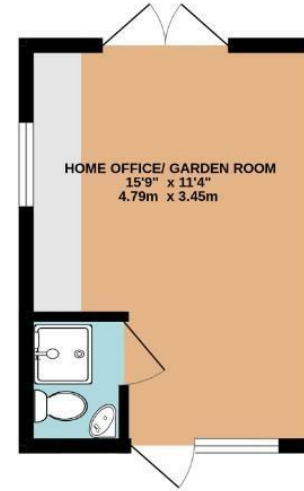
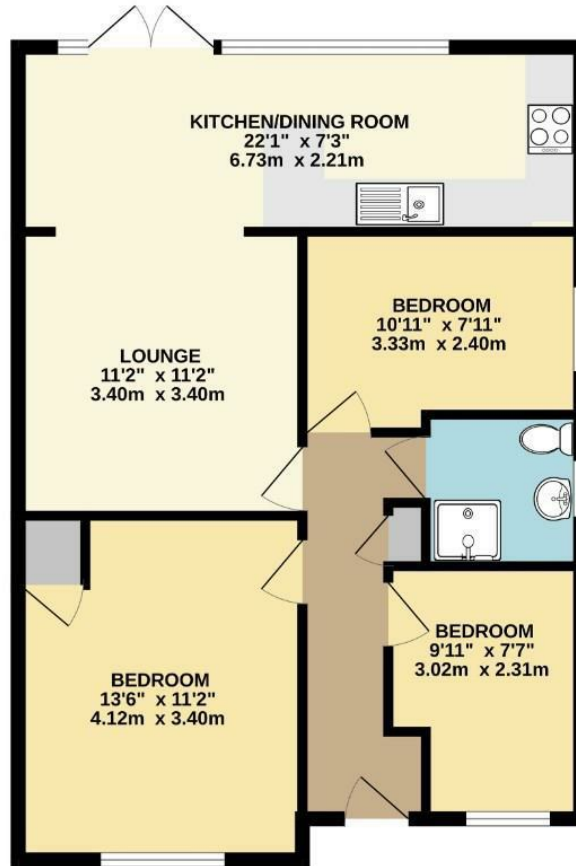
A particular feature of the property is the versatile detached outbuilding, which benefits from its own kitchenette and shower room. This excellent additional space offers a variety of potential uses including a hobby room, garden room, studio, home office, or occasional guest accommodation.

Externally, the property enjoys an enclosed rear garden predominantly laid to lawn with an attractive decking seating area, creating an ideal outdoor space for entertaining and enjoying the surrounding peaceful setting. To the front, a driveway provides off-road parking for multiple vehicles.

Further benefits include the addition of solar panels and an air source heat pump, helping to improve the home's energy efficiency and sustainability.

Ledburn is a charming rural hamlet surrounded by attractive countryside while remaining conveniently positioned for access to nearby towns including Leighton Buzzard and Aylesbury. The nearby village of Mentmore is highly regarded for its village atmosphere, countryside walks, and convenient access to transport links, making the area particularly appealing for buyers seeking a balance between rural living and accessibility.

GROUND FLOOR  
866 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 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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