Sheepcote Crescent, Heath & Reach, Leighton Buzzard, LU7 0AJ

brown & merry

welcome to

Sheepcote Crescent, Heath & Reach, Leighton Buzzard

If you're looking for a quiet setting in a prime village location then look no further. This stunning family home offers great flexibility & practicality whilst still retaining charm. Outside there is ample off-road parking leading to the garage & private gardens.

Entrance Hall
Double-glazed door to the front and double-glazed window to the front. Radiator, stairs to the first floor and under stairs storage cupboard. Doors to the living room, kitchen/diner, bedroom three and the family bathroom.

Living Room
Gas fireplace, radiator and double-glazed bay window to the front.

Kitchen / Diner
Fitted with a mix of wall and base units with work surface over, 1.5 bowl stainless steel sink with mixer tap and drainer, integrated electric oven and gas hob with extractor fan over. Integrated fridge/freezer and space for a dishwasher and a washing machine. Radiator, 2 double-glazed windows to the rear and door to the garden/family room.

Garden / Family Room
Double-glazed door to the side, radiator and skylight. Double-glazed windows and double-glazed Patio doors leading out to the garden. Door to the garage.

Bedroom Three
Built-in storage cupboard, radiator and double-glazed window to the front.

Bathroom
Partially tiled with a wash hand basin with a mixer tap set in a vanity unit, low-level WC with integral flush, bath and a shower cubicle. Radiator and double-glazed obscured window to the rear.

First Floor
Landing
Stairs from the ground floor and doors to bedrooms one and two.

Bedroom One
Built-in storage cupboards, radiator, and double-glazed window to the front.

Bedroom Two
Radiator, access to loft/eaves space and double-glazed window to the front.

Outside
Front Garden
Mature frontage which is partially laid to lawn with flower and shrub borders. Block paved and gravel Driveway providing off-road parking leading to the garage.

Rear Garden
A well-established tiered garden which is laid to lawn with mature flower and shrub borders. Two paved patio areas suitable to outside dining and relaxation.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

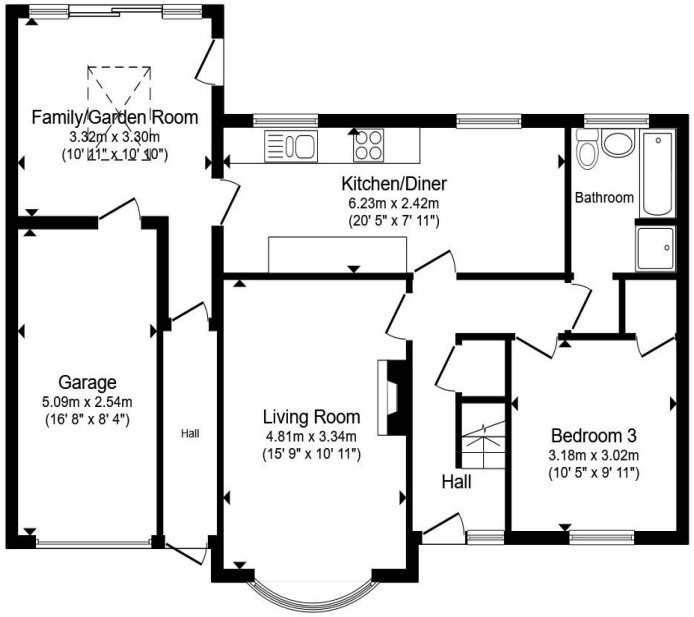
Sheepcote Crescent, Heath & Reach, Leighton Buzzard

- EXCELLENT LOCATION
- LARGE FRONTAGE
- GARAGE AND AMPLE OFF-ROAD PARKING
- KITCHEN DINNER AND FAMILY ROOM
- TWO/THREE BEDROOMS

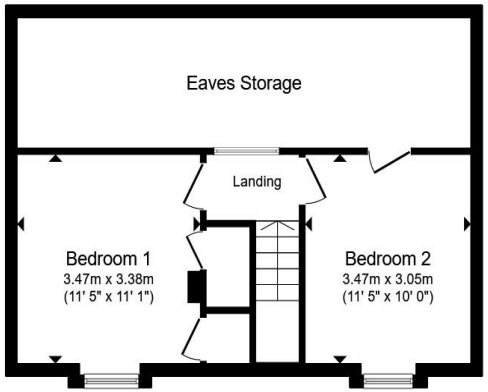
Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£395,000



Ground Floor



First Floor

Total floor area 120.0 m² (1,292 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

brown & merry

view this property online brownandmerry.co.uk/Property/LBZ109933

The Property Ombudsman

Property Ref:
LBZ109933 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

brown & merry

01525 372021

LeightonBuzzard@brownandmerry.co.uk

17 High Street, LEIGHTON BUZZARD,
Bedfordshire, LU7 1DT

brownandmerry.co.uk

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.