





Stubbs Close, Stewkley, Leighton Buzzard, LU7 0BS

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welcome to

Stubbs Close, Stewkley, Leighton Buzzard

A FINANCIAL CONTRIBUTION IS AVAILABLE TOWARDS MOVING COSTS - ONLY 2 PLOTS REMAINING. A beautifully designed three - bedroom end-terraced home at the edge of Stewkley village, traditionally built with handmade bricks and natural slate, combining heritage craftsmanship with modern comfort.

Lounge
Door to the front, stairs to the first floor, underfloor heating and triple-glazed sash window to the front. Doors to the cloakroom and kitchen/diner.

Cloakroom
Wash hand basin set in a vanity unit and low-level WC with integrated flush. Underfloor heating.

Kitchen / Diner
Fitted with a mix of wall and base units with work surface over, sink with drainer and integrated appliances. Space for a dining table and chairs. Under stairs storage. triple-glazed windows to the rear and triple-glazed double-doors leading out to the garden.

First Floor
Landing
Stairs from the ground floor and doors to all bedrooms and the family bathroom.

Bedroom One
Built-in wardrobe with hanging space and storage, radiator and triple-glazed window to the rear. Door to the en-suite.

En-Suite
Wash hand basin with drawer under, low-level WC and a shower cubicle. Triple-glazed obscured window to the rear.

Bedroom Two
Built-in wardrobe with hanging space and storage, radiator and triple-glazed sash window to the front.

Bedroom Three / Study
Radiator and triple-glazed sash window to the front.

Bathroom
Partially tiled with a wash hand basin with drawers under, low-level WC, bath and shower cubicle, Triple glazed obscured window to the side.









Outside
Rear Garden
Rear garden laid to lawn with patio and shrub borders, gate to rear parking area.

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.

Please note also that the images shown are of a show home and are intended for illustrative purposes only; the layout, design, fixtures, fittings, and overall specification of individual plots may vary.

Whilst we endeavour to ensure that all details are accurate and up to date, we cannot accept responsibility for any errors, omissions, or inaccuracies.

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither sequence (UK) limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

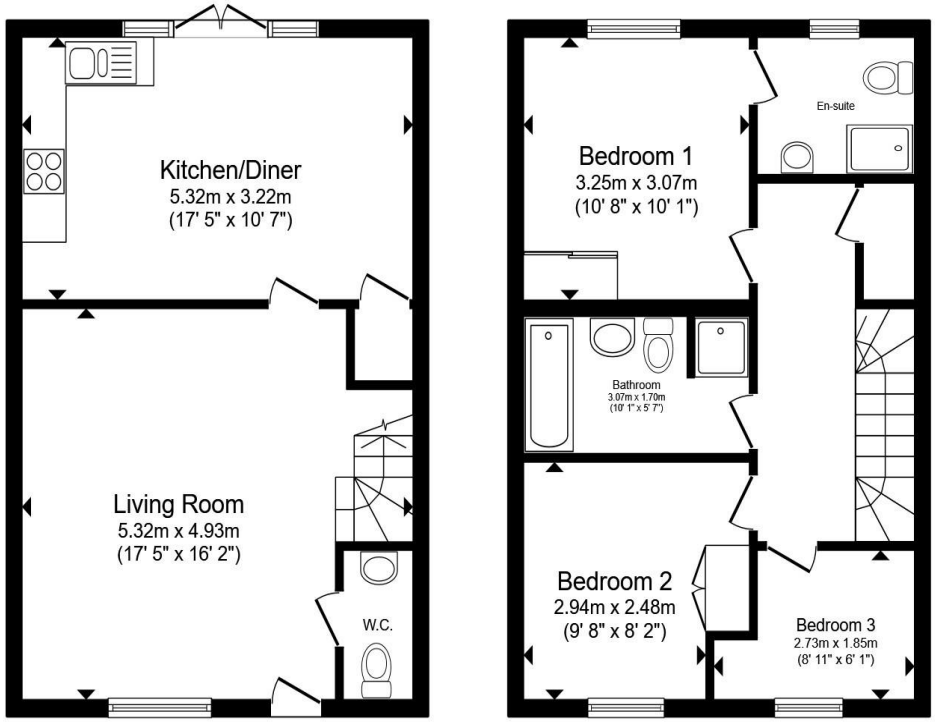
welcome to

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- EV charging points and off-street parking
- Canadian Wood porcelain tiles throughout the ground floor giving a timeless wood-effect finish
- Constructed in handmade brick with natural Spanish slate roofs
- Triple-glazed windows throughout
- Resin-bound gravel driveways and landscaped entrance

Tenure: Freehold EPC Rating: Exempt

£400,000



Total floor area 87.0 m² (937 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

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The Property Ombudsman

Property Ref:
LBZ110069 - 0003

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