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101 Wing Road, Leighton Buzzard, LU7 2NH

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£550,000

Perfectly positioned within close proximity to the mainline train station and the vibrant centre of Leighton Buzzard, this elegant three bedroom detached residence offers a superb balance of character, space, and everyday convenience.

Upon entering, a welcoming entrance hall sets the tone for the accommodation, with stairs rising to the first floor. The beautifully proportioned lounge/dining room, where a bay-fronted window invites an abundance of natural light, while a feature fireplace provides a charming focal point. This refined yet comfortable space flows effortlessly into the kitchen/breakfast room, creating an ideal environment for both family living and entertaining.

The kitchen/breakfast room is thoughtfully arranged with a range of floor and wall mounted cabinetry, complemented by generous work surfaces and space for freestanding appliances. French doors open directly onto the rear garden, enhancing the connection between indoor and outdoor living. A separate utility area adds further practicality, discreetly supporting the day-to-day running of the home.

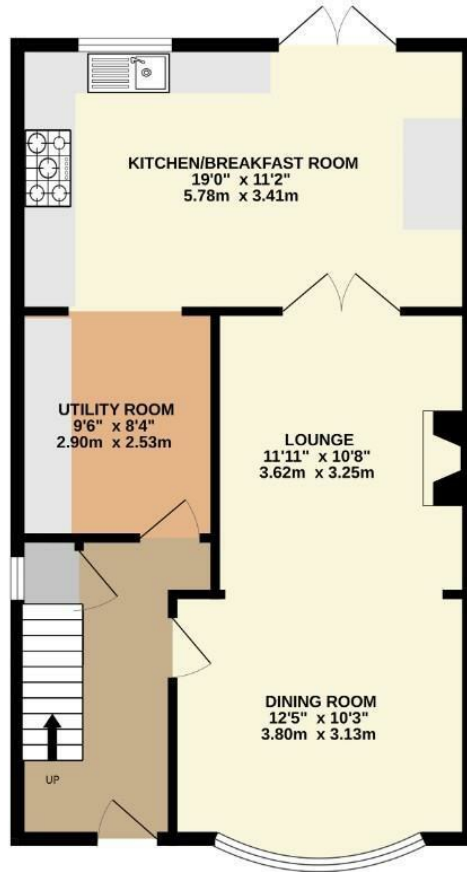
The first floor continues to impress, offering three well-appointed bedrooms, including two generous doubles, each enjoying a pleasant outlook. A family bathroom completes the accommodation, serving the home with both style and functionality.

Externally, the property truly excels, with a substantial rear garden extending to approximately 100ft. Predominantly laid to lawn and bordered by mature planting, this private outdoor space also features a patio seating area—perfectly suited for al fresco dining and summer entertaining. The garden provides access to the garage, while to the front, a driveway offers ample off-road parking for multiple vehicles.

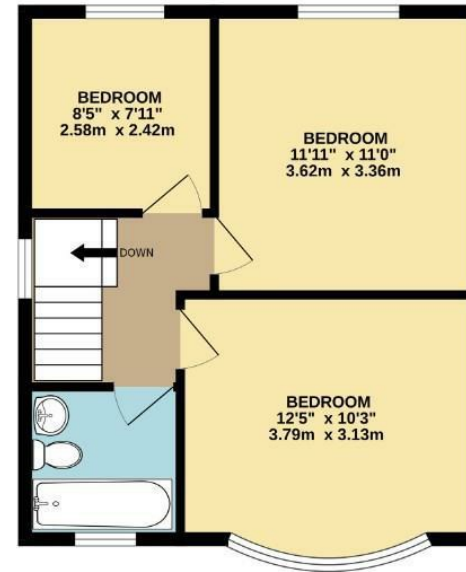
A distinguished home in a highly convenient and desirable location—early viewing is essential to fully appreciate the space, setting, and lifestyle on offer.

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GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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.
Made with Metropix 62026.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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