



Connells

Bull Farm Close
Hockliffe Leighton Buzzard

Bull Farm Close Hockliffe Leighton Buzzard LU7 9TH

for sale
£375,000



Property Description

A beautifully converted barn conversion set in a charming village location, combining character with modern living.

The property offers two double bedrooms and a spacious open-plan lounge, dining and kitchen area, ideal for contemporary living, with integrated appliances throughout.

Additional features include a downstairs WC and an air source heat pump, providing efficient and sustainable heating.

Externally, there is a private rear garden, along with a carport to the rear and easy parking for multiple vehicles.

A unique home offering space, style and practicality in a desirable rural setting.

Entrance Hall

Double glazed window. Stairs rising to first floor. Laminate flooring.

Cloakroom

WC. Wash hand basin in vanity unit. Radiator. Under stairs storage.

Lounge

Double glazed window. Patio doors to garden. Under floor heating.

Kitchen

Double glazed window. Fitted kitchen with wall and base units. Integrated washing machine. Integrated oven. Integrated hob. 1.5 bowl sink and drainer. Integrated fridge freezer. Integrated dishwasher. Laminate flooring.

Bedroom One

Double glazed window. Radiator. Carpeted flooring. Door to bathroom.

Bedroom Two

Double glazed window. Radiator. Carpeted flooring. Door to bathroom.

Bathroom

Double glazed window. Bath with shower over. Wash hand basin in vanity unity. WC. Tiled walls. Tiled flooring. Doors to bedroom one and bedroom two.

Outside

Front Garden

Shingle with shrubs. Step up to front door.

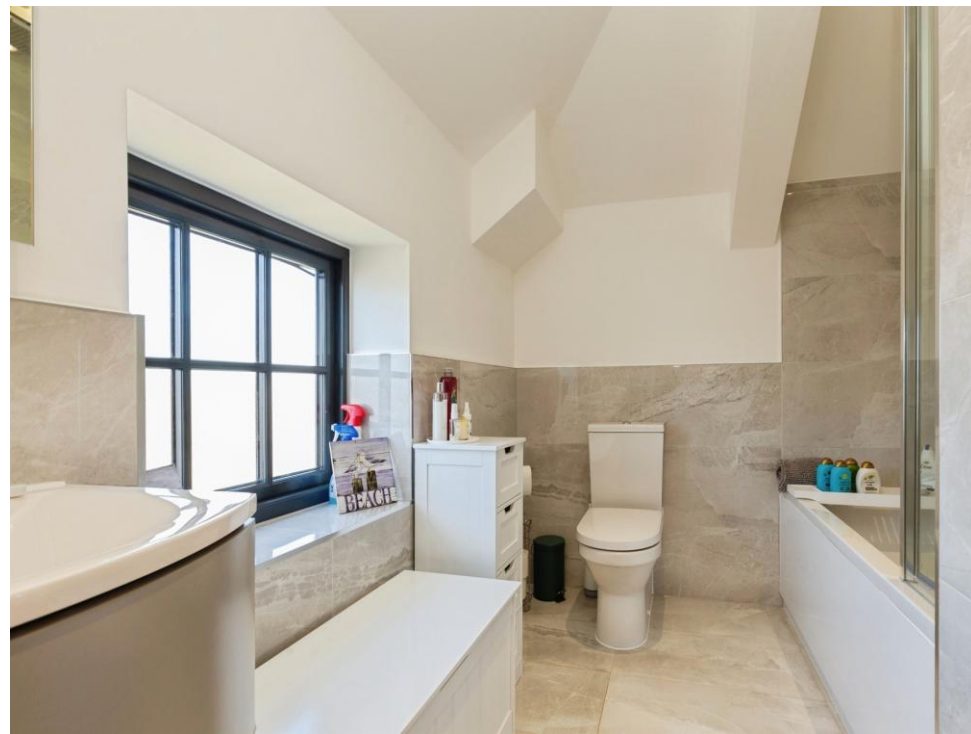
Rear Garden

Mainly laid to lawn. Southerly facing. Air source heat pump. Patio. Wooden panelled fencing to borders.

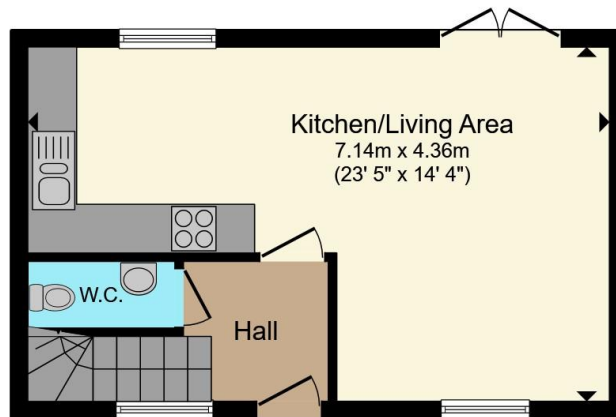
Carport

Parking for 1 car.

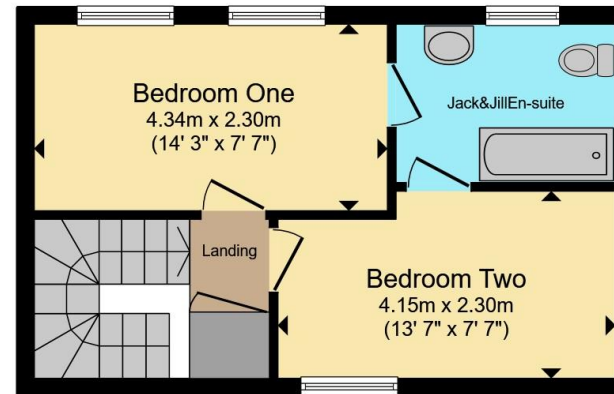








Ground Floor



First Floor

Total floor area 62.3 m² (670 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



To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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