Leighton Road

Wing Leighton Buzzard, LU7 0NW

Offers In Excess Of £250,000

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QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale with no upper chain this two bedroom period home located in the highly sought after Buckinghamshire village of Wing, just a short walk from the village centre and within catchment for the popular Aylesbury Grammar Schooling. The property is presented to the market in need of some modernisation with accommodation comprising; Lounge/dining room, kitchen, two bedrooms, and a first floor shower room. Additional benefits include gas heating and mature rear garden. Viewing is highly recommended.

Location:
Leighton Road enjoys a central position in the desirable Buckinghamshire village of Wing. The village itself benefits from a wealth of local amenities, a doctor surgery and green open spaces. The village further benefits from falling within catchment for sought after Grammar Schooling, and excellent transport links to nearby Aylesbury, Milton Keynes and beyond thanks to the accessibility of Junction 11A of the M1. The village is situated approximately 10 minutes' drive from Leighton Buzzard Mainline Train Station, with trains to London Euston in as little as 30 minutes. The property also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

Ground Floor:
The front door opens into a generous open plan lounge/dining room which provides a warm and welcoming first impression. The lounge area sits to the front of the property and features a wood burning stove, creating a cosy focal point with ample surrounding space for a variety of seating arrangements. Flowing through to the rear, the dining area offers space for a family dining table and further benefits from an open fireplace, adding to the period charm. French doors open directly onto the rear garden, allowing plenty of natural light and providing an excellent connection to the outside. Stairs rise to the first floor, while a door leads into the kitchen, which is fitted with a range of wall and base level units and offers space for appliances.

First Floor:
The landing provides access to both bedrooms, the shower room and the loft space. The main bedroom sits to the front of the property and is a well-proportioned double room, enhanced by built-in wardrobes. To the rear, the second bedroom is a single room overlooking the garden, ideal as a child's room, home office or guest bedroom. The shower room is fitted with a three-piece suite comprising a shower cubicle, pedestal wash hand basin and low level WC, with tiling to water sensitive areas.

Outside:
To the rear, the garden provides a pleasant outdoor space to enjoy, perfectly suited for entertaining or relaxing during the warmer months. A generous decked and paved patio area sits to the rear of the property, where there is also a coal shed (former exterior WC) The remainder of the garden is laid to lawn with a further patio area situated to the end of the garden.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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