



**Spring Meadow, Slapton Road, Little Billington,
Leighton Buzzard, LU7 9GN**

welcome to

Spring Meadow, Slapton Road, Little Billington, Leighton Buzzard

Set behind a long, private gated entrance with a sweeping driveway, this substantial five-bedroom country home offers excellent space and privacy. Featuring five reception rooms, a lounge with log burner and countryside views, Double garage and separate barn.

Entrance Hall

Double-glazed door to the side and stairs to the first floor.

Study

Radiator and double-glazed window to the side.

Lounge

Large log burner, TV point, radiator and 2 double-glazed corner windows. Double-glazed window to the side and double-glazed French doors to the front and side.

Dining Room

Radiator and double-glazed window to the rear. French doors to the third reception room.

Third Reception Room

Radiator and double-glazed Patio doors to the rear. French doors to the dining room.

Kitchen

Fitted with a mix of wall and base units with work top over, large sink with shower head tap, 2 integrated eye-level ovens, integrated microwave and gas hob with extractor fan over. Integrated dishwasher and fridge/freezer. Radiator and double-glazed window to the rear. Double-glazed French doors to the front.

Utility Room

Fitted with a mix of wall and base units with work top over, sink with drainer, space for a washing machine and a tumble dryer and a double-glazed window to the rear.

Cloakroom

Wash hand basin set in a vanity unit and low-level WC. Heated towel rail and double-glazed obscured window to the rear.

First Floor Landing

Stairs from the ground floor and radiator. Doors to all bedrooms and 2 shower rooms. Double-glazed windows to the side.

Bedroom One

Walk-in wardrobe with hanging space, storage and a skylight window to the rear. Flitted wardrobes and 2 radiators. Dual aspect double-glazed windows.

En-Suite

2 wash hand basins with mixer taps set in a vanity unit, low-level WC with integral flush and a large double shower cubicle. Double-glazed obscured window to the rear.

Bedroom Two

Radiator and double-glazed windows to the rear and side.

Shower Room

Wash hand basin set in a vanity unit, low-level WC with integral flush and a shower cubicle. Double-glazed obscured windows to the front and side.

Bedroom Three

Radiator and double-glazed window to the rear.

Bedroom Four

Fitted wardrobes with hanging space and storage, radiator and double-glazed window to the rear.

Bedroom Five

Radiator and double-glazed window to the rear.

Shower Room

Fully tiled with a wash hand basin with mixer tap set in a vanity unit, low-level WC and a shower cubicle. Access to the loft.





Outside Garage & Storage

Double garage with a double-glazed window and up & over door. To the rear is a storage room with a single glazed window to the garage and a double-glazed window to the rear.

Front Area

A large, decked seating area and a paved patio area. Mature trees and a driveway providing ample off-road parking.

Wrap-Around Garden

Laid to lawn with fencing and mature trees plus a barn.

Agents Note

There is an easement on the title, please enquire with the branch.

Heating to the property is served by a LPG tank and waste from the property is served by a septic tank. Contact the branch for more details.

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.



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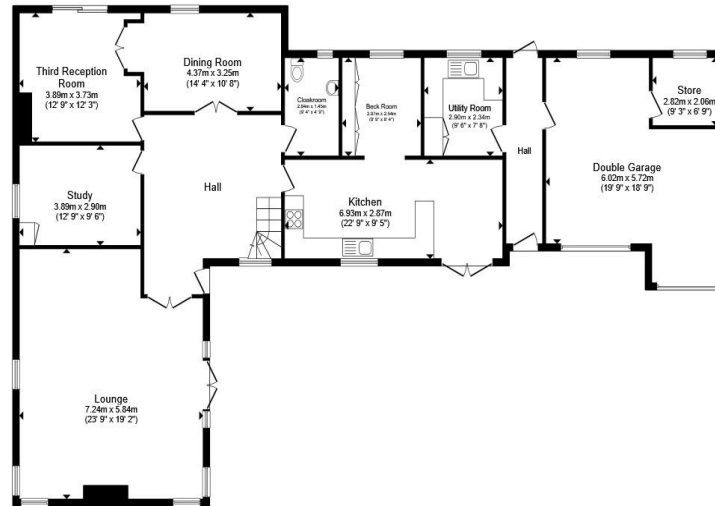
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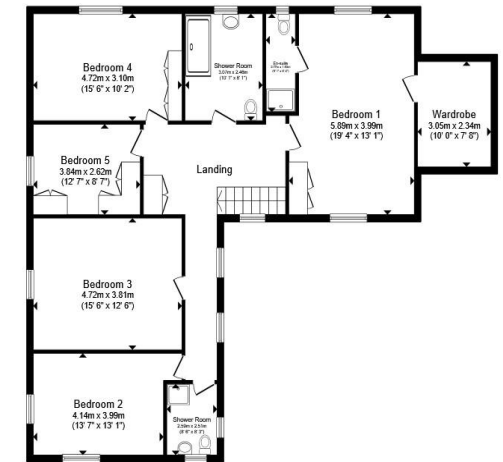
- APPROX 4 ACRES
- PRIVATE DRIVE AND GATED ENTRANCE
- DOUBLE BEDROOMS
- FIVE RECEPTION ROOMS
- WRAP AROUND GARDEN

Tenure: Freehold EPC Rating: D
Council Tax Band: G

£1,300,000



Ground Floor



First Floor

Total floor area 300.0 m² (3,229 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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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.

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