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22 Church Road, Slapton, Leighton Buzzard, LU7 9BX

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Offers In Excess Of £350,000

- THREE BEDROOM FAMILY HOME
- LOUNGE and GARDEN ROOM
- CLOAKROOM
- GARAGE
- VILLAGE LOCATION
- RECENTLY MODERNISED
- KITCHEN BREAKFAST ROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- DRIVEWAY PARKING
- VIRTUAL TOUR

This beautifully presented and spacious three-bedroom family home, ideally situated within the charming village of Slapton. Having been recently modernised, the property offers well-balanced accommodation throughout, perfectly suited to modern family living.

The home is entered via a welcoming entrance hall, featuring stylish tiled flooring, useful storage including an under-stairs cupboard, and access to a convenient cloakroom fitted with a contemporary two-piece suite.

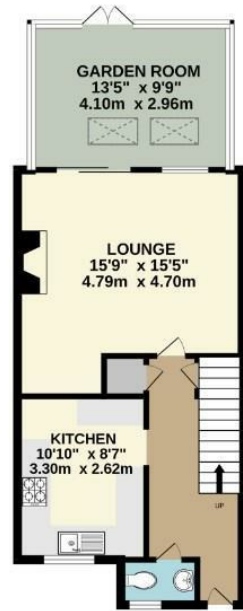
To the front of the property, the kitchen/breakfast room is well-appointed with a range of wall and base units complemented by work surfaces over, incorporating a ceramic sink with drainer and tiled splashbacks. Integrated appliances include an oven with four-ring electric hob and extractor, dishwasher, and washing machine, with additional space for a freestanding fridge/freezer. A front-facing window allows for plenty of natural light, creating a practical yet inviting space for everyday dining.

To the rear, the lounge provides a warm and comfortable setting, enhanced by a feature log burner perfect for cosy evenings. This space flows seamlessly into the garden room via sliding doors, offering additional versatile living space. The garden room itself is bright and airy, benefitting from skylights, wraparound double glazing, and patio doors that open onto the garden—ideal for entertaining or relaxing while enjoying views of the outdoors.

Upstairs, the landing provides access to all rooms, along with an airing cupboard and loft access via a ladder, with the loft being mostly boarded for additional storage. There are three well-proportioned bedrooms, including a generous principal bedroom with built-in wardrobes. The remaining bedrooms are served by a modern family bathroom, fitted with a white three-piece suite including a panelled bath with shower over, vanity wash hand basin, and W.C., complemented by part tiled walls, tiled flooring, and a chrome heated towel rail.

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GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.

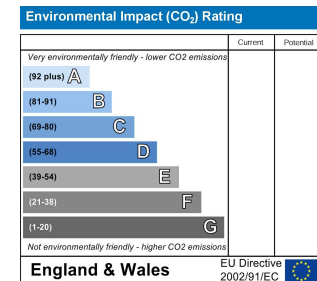
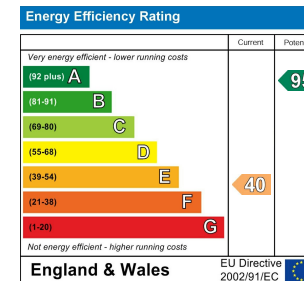


1ST FLOOR
389 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 1065 sq.ft. (99.0 sq.m.) approx.

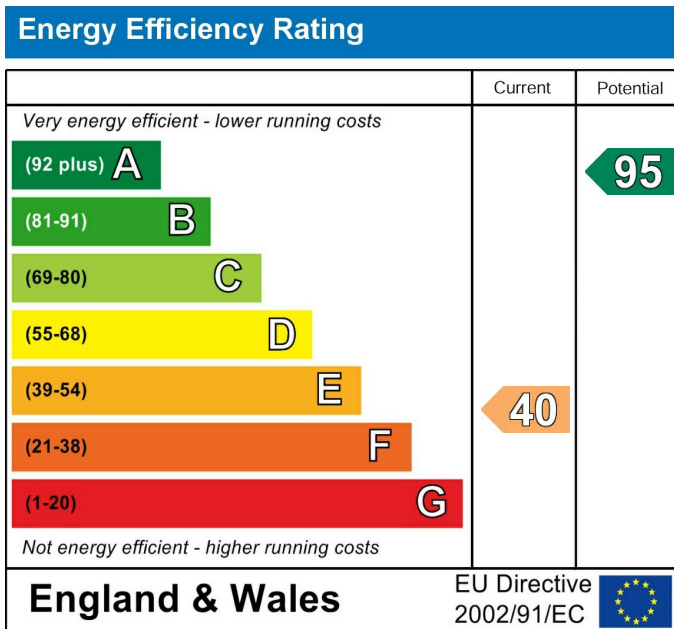
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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Externally, the property continues to impress. The rear garden has been designed for low maintenance, featuring a paved patio area ideal for outdoor dining and entertaining, and is fully enclosed with gated rear access. To the front, the property benefits from a neat lawned area with mature shrubs and a pathway leading to the entrance.

Further enhancing the appeal is a garage equipped with power and lighting, along with an up-and-over door and personal access. A driveway to the front of the garage provides off-road parking for two vehicles.

This superb home offers a fantastic opportunity to acquire a stylish and well-maintained property in a desirable village location, and viewing is highly recommended to fully appreciate all that is on offer.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.





