



Set within the picturesque village of Silsoe, Leigh Woods Place offers a refined take on contemporary family living in one of the area's most desirable residential settings. Positioned along the edge of this well-regarded development and directly overlooking a charming recreation green and play park, the home enjoys an enviable sense of openness and community, a setting where children can play freely and neighbours quickly become friends.

Designed for modern executive lifestyles, the property provides generous, well-proportioned accommodation perfectly suited to growing families and those who love to entertain. Its setting combines the calm of village life with the practicality today's households require, creating a seamless balance between space, comfort and connection.

ENTRANCE HALL

Providing access to all ground floor accommodation. Composite double glazed door to the front aspect. Large under stairs storage cupboard. Central heating thermostat. Inset ceiling spotlights. Tiled floor with under floor heating.

CLOAKROOM

Fitted to comprise a w/c and pedestal wash hand basin. Radiator. Inset ceiling spotlights. Double glazed window to the side aspect. Tiled floor with under floor heating.

STUDY

A good sized front aspect room with a feature walk-in double glazed bay window to the front which looks out to an communal green. Fitted carpet with under floor heating.

LIVING ROOM

Dual aspect with double glazed french doors to the rear garden and a double glazed window to the front. Fitted carpet with under floor heating. Television point.

DINING ROOM

A good sized front aspect room with a feature walk-in double glazed bay window to the front which looks out to an communal green and a further double glazed window to the side aspect. Fitted carpet with under floor heating.

KITCHEN / BREAKFAST / FAMILY ROOM

A bright and spacious triple aspect room offering the perfect setting for the family to relax, entertain and enjoy. Tiled flooring throughout with under floor heating. Double Glazed bi-folding doors leading to the rear garden.

KITCHEN / BREAKFAST AREA

Fitted with a range of drawer, eye and base level units with quartz worksurfaces over incorporating one and a half bowl, drainer sink unit. Integrated eye level electric oven and grill. Integrated fridge / freezer and dishwasher. Island with quartz worksurfaces, integrated induction hob and extractor. Radiator. Inset ceiling spotlights. Double glazed window to the side aspect.

FAMILY AREA

Feature walk in double glazed box bay window to the side aspect.

UTILITY

Fitted with a range of wall mounted units. Space and plumbing for washing machine and tumble drier with quartz work top surfaces over. Wall mounted gas fired boiler.

LANDING

Providing access to all first floor accommodation. Hatch to loft. Fitted carpet. Radiator. Large airing cupboard housing hot water cylinder.

MASTER BEDROOM

A dual aspect room with double glazed window to the side and rear aspects. Dressing area with built-in wardrobes. Fitted carpet. Radiator.

EN-SUITE SHOWER ROOM

Fitted to comprise a w/c, vanity unit with inset wash hand basin and double shower enclosure. Part tiled walls. Tiled floor. Shaver socket point. Heated towel rail. Inset ceiling spotlight. Double glazed window to the side aspect.

GUEST BEDROOM

Dual aspect room with double glazed windows to the rear and side aspects. Built-in wardrobes. Fitted carpet. Radiator. Inset spot lights to the ceiling.

EN-SUITE SHOWER ROOM

Fitted to comprise a w/c, vanity unit with inset wash hand basin and double shower enclosure. Part tiled walls. Tiled floor. Shaver socket point. Heated towel rail. Inset ceiling spotlight. Double glazed window to the rear aspect.

BEDROOM THREE

Double glazed windows to the front aspect. Built-in wardrobes. Fitted carpet. Radiator.

BEDROOM FOUR

A rear aspect room with double glazed window to the rear. Built-in wardrobes. Fitted carpet. Radiator.

FAMILY BATHROOM

Fitted to comprise a w/c, wall mounted wash hand basin and panelled bath with mains fed shower attachment over and glass shower screen. Part tiled walls. Tiled floor. Shaver socket point. Heated towel rail. Inset ceiling spotlights. Double glazed window the front aspect.

TO THE FRONT

Set on a corner plot, this property benefits from a wrap around frontage with a variety of shrubs, small trees and flowers. Driveway providing ample off road parking and onward access garage. The property has a nice open aspect feel and outlook to the front provided by green space.

GARAGE

With an electric up and over door to the front. Power and light. Personal door to rear garden.

REAR GARDEN

A good sized and enclosed family garden which offers vast scope to make your own outside retreat. Patio area adjacent to the rear of the property. Boundary fencing. Outside lighting and outside tap. Gated access to the front.

N B

Services and appliances have not been tested.

VIEWING

By appointment through Bradshaws.

DISCLAIMER

These details have been prepared by Warren Lightfoot and the statements contained therein represent his honest personal opinions on the condition of this home. No type of survey has been carried out and therefore no guarantee can be provided in the structure, fixtures and fittings, or services. Where heating systems, gas water or electric appliances are installed. We would like to point out that their working conditions has not been checked. Measurements are taken with Sonic or cloth tape and should not be relied upon for the ordering of carpets or associated goods as accuracy cannot be guaranteed (although they are with a 3" differential.)

