



HUNTERS[®]
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20 Rock Lane, Leighton Buzzard, LU7 2QQ

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Offers In Excess Of £600,000

- BEAUTIFUL THREE BEDROOM DETACHED FAMILY HOME
- SHORT DISTANCE TO MAINLINE TRAIN STATION
- SEPARATE DINING ROOM OFFERING VERSATILE LIVING SPACE
- GROUND FLOOR CLOAKROOM AND ADDITIONAL STORAGE ROOM
- DRIVEWAY PARKING FOR MULTIPLE VEHICLES WITH SIDE ACCESS
- HIGHLY SOUGHT AFTER LOCATION IN LEIGHTON BUZZARD
- BAY FRONTED LOUNGE WITH FEATURE FIREPLACE AND EXPOSED FLOORBOARDS
- FITTED KITCHEN WITH AMPLE STORAGE AND WORKTOP SPACE
- LARGE REAR GARDEN WITH PATIO SEATING AREA
- PLANNING GRANTED FOR A SINGLE STOREY EXTENSION

Situated in one of Leighton Buzzard's most desirable residential locations, and within easy walking distance (5 minutes) of the mainline train station, this exceptional 1930's three bedroom detached family home effortlessly combines character, space, and future potential. This is only the second time the property has come to market since it was built, making it a rare opportunity.

The property is introduced via a welcoming entrance hall, setting the tone for the light and airy accommodation throughout, with stairs rising to the first floor. The bay fronted lounge is a standout feature of the home flooded with natural light and enhanced by a charming fireplace and exposed wooden floorboards, creating a warm yet stylish living environment. A separate dining room further enhances the ground floor layout, offering a versatile space ideal for entertaining, family gatherings, or even a dedicated home office.

The kitchen is well appointed with a range of floor and wall mounted units, providing ample storage and preparation space, with scope for modernisation or extension (subject to the necessary permissions). The ground floor also benefits from a convenient cloakroom and a substantial storage room, adding practicality to the home.

Upstairs, the first floor landing leads to three generous double bedrooms, all well proportioned and filled with natural light. The principal bedroom enjoys an attractive bay-fronted window, adding both character and a sense of space. A well presented three piece family bathroom completes this floor.

Externally, the property continues to impress. The large rear garden is predominantly laid to lawn, offering a fantastic space for families, with a patio seating area ideal for outdoor dining and entertaining. There is significant potential to landscape or extend, subject to planning. Side access leads to a substantial driveway and garage, providing off road parking for multiple vehicles. To the front, a mature garden with established flower beds enhances the property's kerb appeal and creates an attractive first impression.

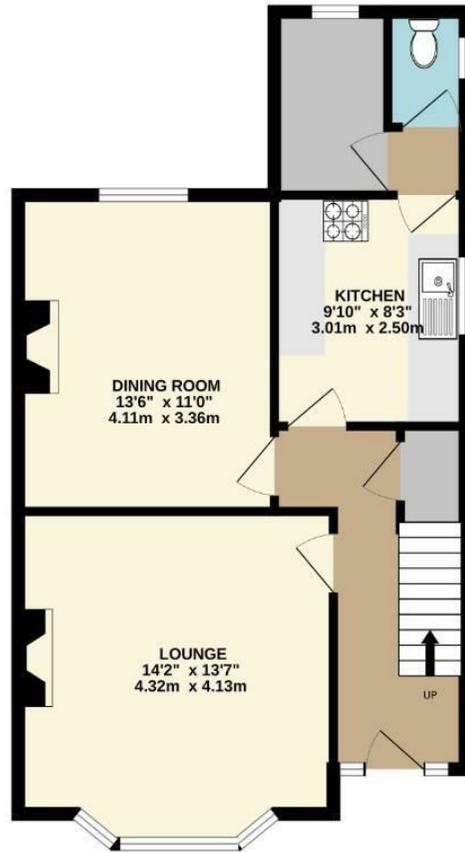
Overall, this is a truly outstanding home bright, spacious, and full of character offering excellent scope for further enhancement. Planning has been granted for a single storey extension. Perfectly positioned in a prime location, it provides the ideal balance of peaceful residential living with superb access to transport links and local amenities.

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Agent Notes

The current owners have planning approved for a single storey rear extension and loft conversion. This information can be found on Central Bedfordshire Planning portal ref; CB/25/02850/FULL.

GROUND FLOOR
559 sq.ft. (52.0 sq.m.) approx.



1ST FLOOR
512 sq.ft. (47.6 sq.m.) approx.



TOTAL FLOOR AREA: 1072 sq.ft. (99.6 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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