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101 Wing Road, Leighton Buzzard, LU7 2NH

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Guide Price £485,000

Offered to the market with no onward chain, this elegant three bedroom, detached property is perfectly situated, within close proximity of Leighton Buzzard train station- known for it's brilliant commuters link to London, Euston and just a short walk to the vibrant, historic market town centre.

Upon entering, a welcoming entrance hall sets the tone for the accommodation, with stairs rising to the first floor. The beautifully proportioned lounge/dining room, where a bay-fronted window invites an abundance of natural light, while a feature fireplace provides a charming focal point. This refined yet comfortable space flows effortlessly into the kitchen/breakfast room, creating an ideal environment for both family living and entertaining.

The kitchen/breakfast room is thoughtfully arranged with a range of floor and wall mounted cabinetry, complemented by generous work surfaces and space for freestanding appliances. French doors open directly onto the rear garden, enhancing the connection between indoor and outdoor living. A separate utility area adds further practicality, discreetly supporting the day-to-day running of the home.

The first floor continues to impress, offering three well-appointed bedrooms, including two generous doubles, each enjoying a pleasant outlook. A family bathroom completes the accommodation, serving the home with both style and functionality.

Externally, the property truly excels, with a substantial rear garden extending to approximately 100ft. Predominantly laid to lawn and bordered by mature planting, this private outdoor space also features a patio seating area—perfectly suited for al fresco dining and summer entertaining. The garden provides access to the garage, while to the front, a driveway offers ample off-road parking for multiple vehicles.

A distinguished home in a highly convenient and desirable location—early viewing is essential to fully appreciate the space, setting, and lifestyle on offer

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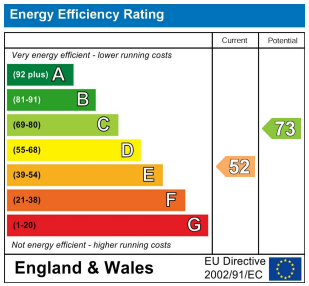
GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.

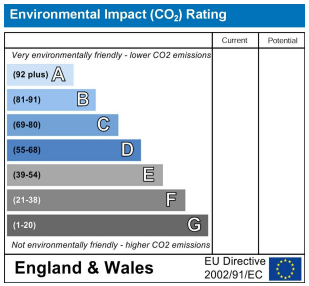
1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.

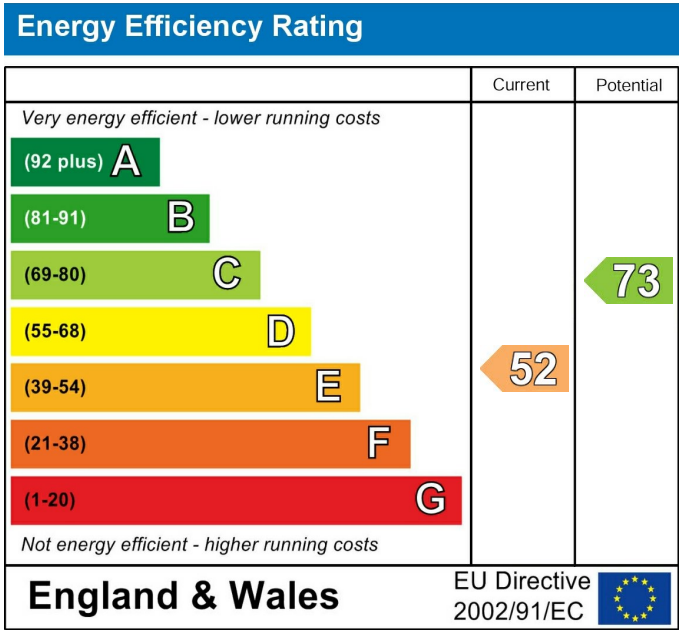


TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.

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