



HUNTERS[®]
HERE TO GET *you* THERE

3 Rock Lane, Leighton Buzzard, LU7 2QQ

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Offers In Excess Of £650,000

- EXTENDED 1930'S FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- ONLY TWO OWNERS SINCE BUILT IN 1937
- SEPARATE DINING ROOM, HOME OFFICE AND UTILITY ROOM
- FAMILY BATHROOM AND SEPARATE FAMILY SHOWER ROOM
- DRIVEWAY PARKING, GARAGE AND OWNED SOLAR PANELS
- PRIME LOCATION IN LEIGHTON BUZZARD CLOSE TO MAINLINE STATION
- EXTENDED LOUNGE WITH FIREPLACE AND PATIO DOORS TO GARDEN
- THREE DOUBLE BEDROOMS PLUS ADDITIONAL STUDY/SMALL BEDROOM
- LARGE MATURE REAR GARDEN WITH PATIO AND COMPOSITE DECKING
- EXCELLENT SCHOOLS WITHIN CONVENIENT REACH

Situated within a prime and highly sought-after location of Leighton Buzzard, and just a short distance from the mainline station, this extended 1930's four bedroom semi-detached family home offers generous and versatile accommodation, rich in character and history. Built in 1937, the property has had only two owners since new, with the current vendors having cherished the home over 50 years.

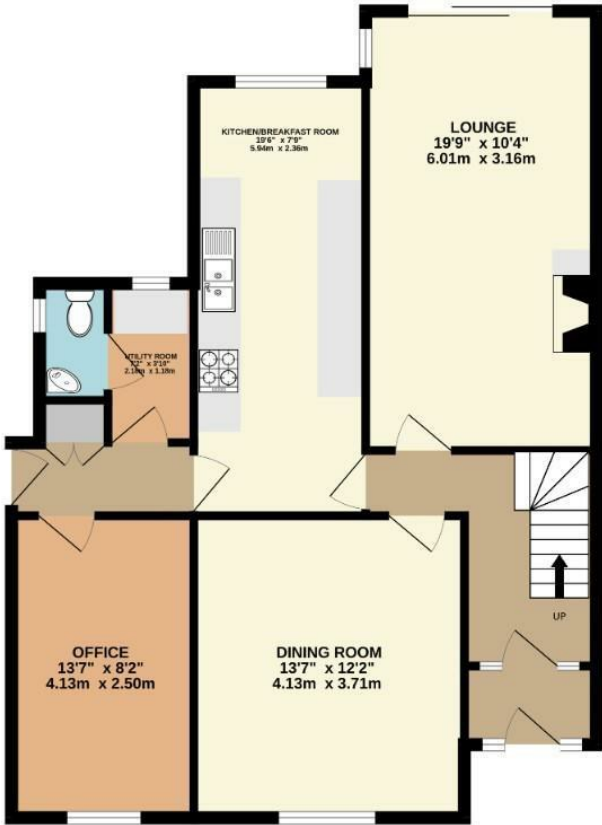
Entry is via an entrance porch leading into a welcoming hallway with stairs rising to the first floor. The extended lounge provides an excellent main living space, featuring a characterful gas-fired fireplace and patio doors opening onto the south-facing composite deck and rear garden, seamlessly blending indoor and outdoor living. A separate dining room offers further reception space, ideal for entertaining. The kitchen/breakfast room is fitted with a range of floor and wall mounted units with space for appliances, complemented by a separate utility room for added practicality. A ground floor home office and cloakroom complete the downstairs accommodation, perfectly suited to modern family life. The adjacent side entrance features a stable door providing flexible ventilation on hot days.

Upstairs, the first floor landing leads to three generous double bedrooms, served by both a family bathroom, which features a whirlpool bath, and a separate family shower room. An additional home office provides valuable extra space and could alternatively be used as a small bedroom if required. The large loft, which has extensive insulation and a large proportion boarded, is accessible by means of a hatch and pull-down ladder located at the top of the stairs.

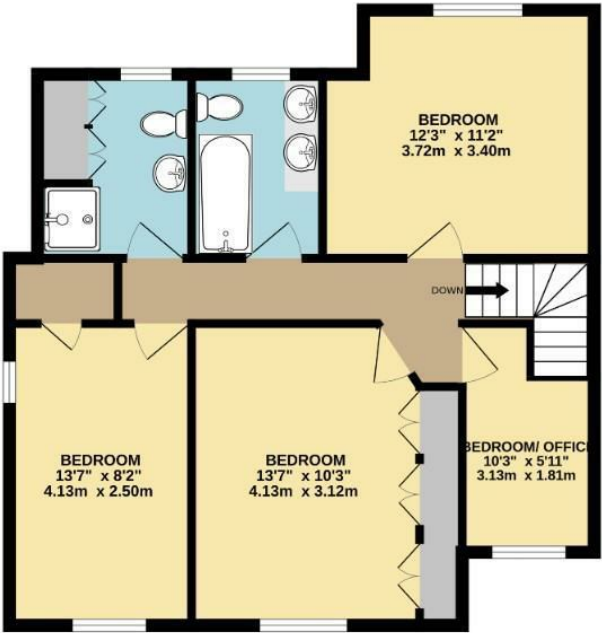
Externally, the substantial rear garden is mainly laid to lawn and enjoys a patio seating area along with a the composite decking area accessed directly from the lounge. Mature flower beds, including a well-established apple tree, enhance the charm and privacy of the outdoor space. To the front, the driveway provides off-road parking for multiple vehicles, with access to the garage and rear garden.

Further benefits include 10 owned solar panels on the south-facing roof generating electricity and an additional solar panel dedicated to water heating, supplementing the gas central heating system.

GROUND FLOOR
793 sq.ft. (73.7 sq.m.) approx.



1ST FLOOR
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 1444 sq.ft. (134.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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