



Nestled in the charming village of Silsoe, Bedford, this exquisite detached house at Leigh Woods Place is a former high specification show home, showcasing the finest in modern living. The location is particularly appealing, as it offers easy access to highly regarded local schools and a variety of amenities, making it a sought-after area for families.

In summary, this stunning property combines modern design with practical features, all set in a desirable village location. It presents an excellent opportunity for those looking to settle in a welcoming community while enjoying the comforts of a contemporary home.

## ENTRANCE HALL

Providing access to all ground floor accommodation with a double glazed composite door to the front aspect. Tiled floor with thermostatically controlled under floor heating. Feature wood panelled wall. Inset spot lights to the ceiling. Stairs rising to the first floor accommodation. Large under stair cupboard.

## CLOAKROOM

Tastefully fitted to comprise a w/c with concealed cistern. Wall mounted wash hand basin. Tiled floor with thermostatically controlled under floor heating. Part tiled walls. Double glazed window to the front. Feature mirror with glass shelving.

## SITTING ROOM

A good sized room with a feature walk in double glazed bay window to the front aspect. Fitted carpet with thermostatically controlled under floor heating. Tv point. Inset spot lights to the ceiling.

## KITCHEN / DINING ROOM

An open plan and good sized rear aspect living space which provides the perfect setting for the family to relax, entertain and enjoy. French doors to the rear garden. Tiled floor with under floor heating. Wall mounted TV point.

## KITCHEN AREA

Tastefully fitted to comprise a range of wall, drawer and base level units with quartz work surfaces over. 1 and 1/2 inset sink. Integrated appliances to include; oven, induction hob (with extractor hood over), dishwasher, fridge and freezer. Feature wall mounted display cupboard. Inset spot lights to the ceiling. Double glazed window to the rear aspect.

## UTILITY

Fitted to comprise wall units and quartz work surface with space and plumbing for a washing machine and space for a tumble dryer. Tiled floor with thermostatically controlled under floor heating. Cupboard housing the wall mounted boiler. Double glazed composite door on the side aspect.

## LANDING

Double glazed window to the rear aspect. Twin fitted wardrobes. Radiator. Fitted carpet. TV point.

## PRINCIPAL BEDROOM

Double glazed window to the rear aspect. Twin fitted wardrobes. Radiator. Fitted carpet. TV point.

## EN-SUITE SHOWER ROOM

Tastefully fitted to comprise a w/c with concealed cistern, wash hand basin set into a vanity unit. Shower enclosure with shower over. Heated towel rail. Part tiled walls. Tiled floor. Inset spot lights and extractor to the ceiling.

## BEDROOM TWO

Double glazed window to the front aspect. Fitted wardrobe. Radiator. Fitted carpet. TV point.

## BEDROOM THREE

Double glazed window to the front aspect. Radiator. Fitted carpet. TV point.

## BEDROOM FOUR

Double glazed window to the rear aspect. Radiator. Fitted carpet. TV point.

## FAMILY BATHROOM

Tastefully fitted to comprise a w/c with concealed cistern. Wall mounted wash hand basin with vanity unit under. Bath with shower attachment over and glass shower screen. Heated towel rail. Fully tiled walls and floor. Inset spot lights and extractor to the ceiling. Double glazed window to the side aspect.

## TO THE FRONT

Small low maintenance garden and pathway leading to the front door. Driveway providing off road parking for two cars and onward access to the garage.

## GARAGE

With up and over doors. Light and power. Personnel door to the rear garden.

## REAR GARDEN

Patio area adjacent to the rear of the property with the remainder being laid to lawn. Boundary fencing. Gated pedestrian access to the front. Mature shrubs, bushes and small trees.

## NB

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.)

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		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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