

# HUNTERS®

HERE TO GET *you* THERE

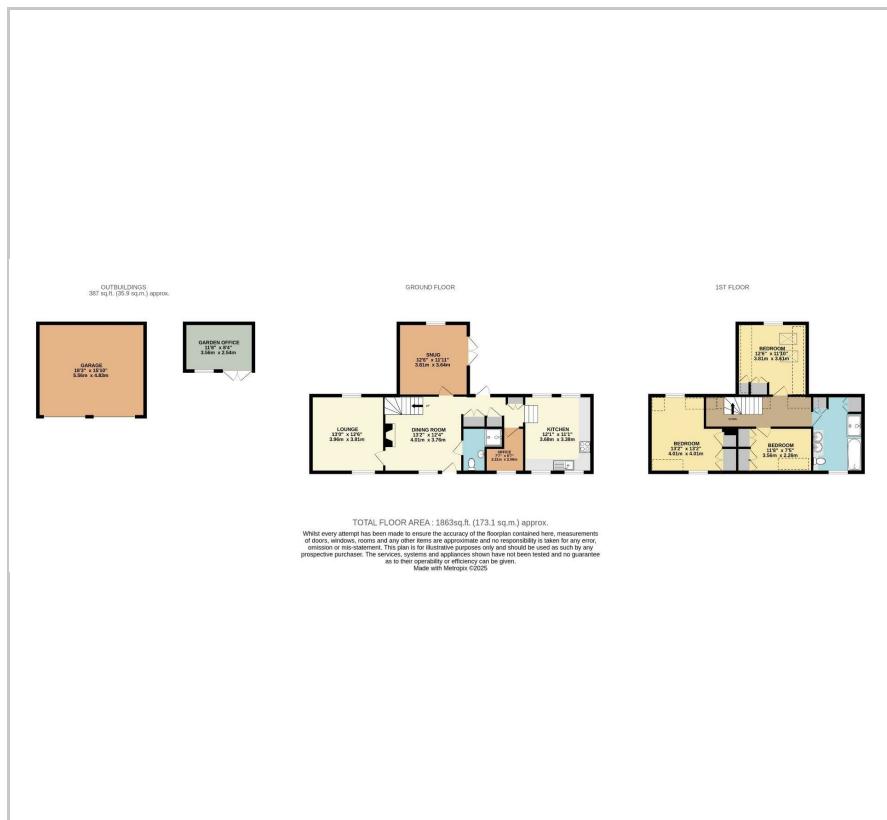


High Street  
, Leighton Buzzard, LU7 0LQ  
£2,200 Per Month



Council Tax: F

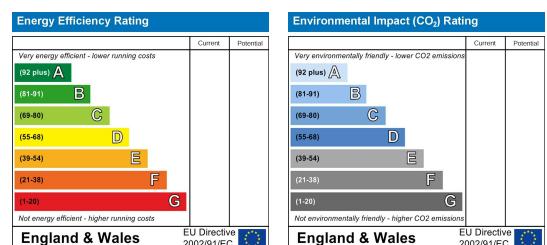
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hunters Leighton Buzzard Lettings Office on 01525 300899 if you wish to arrange a viewing appointment for this property or require further information.

- THREE BEDROOM DETACHED ■ PICTURESQUE VILLAGE LOCATION
- BEAUTIFULLY PRESENTED ■ OUTBUILDINGS THROUGHOUT
- SIZABLE PLOT ■ FOUR PIECE BATHROOM AND SEPARATE SHOWER ROOM
- TWO RECEPTION ROOMS ■ VIEWINGS RECOMMENDED

This truly stunning three bedroom detached cottage is located within the picturesque Bedfordshire village of Cublington.

From the moment you step through the front door, the property charm and character shows. From the fireplaces in the lounge and dining room, to the absolutely beautiful kitchen with an array of modern amenities. An additional family room and ground floor shower room adds to the versatility of this property.

The first floor continues the charm, with three double bedrooms and a stylish family bathroom with a separate shower.

Externally this property sits on an impressive plot with a sizable lawn, a barn that could be used as a garage and a summerhouse, ideal for a home office.

Overall this cottage is one to view to really appreciate what is on offer.



## MATERIAL INFORMATION

**Tenure:**  
**Lease Years Remaining:**

**Annual Ground Rent:**

**Review Period:**

**Review Increase:**

**Service Charge:**

**Shared Ownership:**

**Ownership Share:**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.