

HUNTERS®

HERE TO GET *you* THERE



High Street

, Leighton Buzzard, LU7 0LQ

£2,200 Per Month



Council Tax: F

OUTBUILDINGS
387 sq.ft. (35.8 sq.m.) approx.

GARDEN OFFICE
13'0" x 8'0"
106sq.ft.

GARAGE
18'0" x 11'0"
198sq.ft.

GROUND FLOOR

LOUNGE
13'0" x 13'0"
169sq.ft.

DINING ROOM
11'0" x 11'0"
121sq.ft.

KITCHEN
10'0" x 10'0"
100sq.ft.

LIVING ROOM
11'0" x 11'0"
121sq.ft.

BATHROOM
5'0" x 7'0"
35sq.ft.

TERRACE
8'0" x 10'0"
80sq.ft.

1ST FLOOR

KITCHEN
10'0" x 10'0"
100sq.ft.

DINING ROOM
11'0" x 11'0"
121sq.ft.

LIVING ROOM
11'0" x 11'0"
121sq.ft.

BATHROOM
5'0" x 7'0"
35sq.ft.

TERRACE
8'0" x 10'0"
80sq.ft.

TOTAL FLOOR AREA: 1863sq.ft. (173.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.

Made with Metagis i2025

Energy Efficiency Rating

Very energy efficient - lower running costs

Rating	Current	Potential
(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 (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Rating	Current	Potential
(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 CO₂ emissions

EU Directive 2012/26/EC

England & Wales

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 COTTAGE
- BEAUTIFULLY PRESENTED THROUGHOUT
- SIZABLE PLOT
- TWO RECEPTION ROOMS
- PICTURESQUE VILLAGE LOCATION
- OUTBUILDINGS
- FOUR PIECE BATHROOM AND SEPARATE SHOWER ROOM
- 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.



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.