

Connells

Audrey Cottage The Lane
Tebworth Leighton Buzzard

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Tebworth Leighton Buzzard LU7 9QB

for sale
£700,000







Property Description

Connells Estate Agents are delighted to present this exceptional three double bedroom detached home, built in 2021 and offered to the market with NO UPPER CHAIN. Immaculately presented throughout, this impressive property offers over 2,190 sq. ft. of accommodation arranged across three floors.

The heart of the home is the stunning 30ft kitchen/dining room, featuring contemporary units, quartz worktops and integrated appliances, complemented by a separate utility room. The spacious triple-aspect living room is filled with natural light and benefits from French doors opening onto the rear garden, while a cloakroom completes the ground floor.

All three generous double bedrooms enjoy their own en-suite facilities, with the principal suite further benefiting from a walk-in dressing area. The second-floor bedroom offers fitted wardrobes and a luxurious en-suite with freestanding bath and separate shower.

Outside, the property boasts three allocated parking spaces, an EV charging point and a beautifully maintained rear garden extending to approximately 90ft, providing excellent space for outdoor entertaining.

Located in the sought-after village of Cheddington, residents enjoy a strong community feel, highly regarded schooling, countryside walks and convenient access to Cheddington railway station with direct links to London Euston.

This superb modern home combines spacious family living with an enviable village setting.

Viewing is HIGHLY recommended.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Cloakroom

WC and wash hand basin.

Living Room

Triple-aspect living room, French doors opening onto the rear garden

Kitchen / Dining Room

Fitted with a range of contemporary units complemented by quartz worktops and integrated appliances including an electric hob, oven, extractor fan, fridge freezer, and dishwasher, ample space for dining and entertaining.

Utility Room

Additional storage, a sink unit, space for laundry appliances, and direct access to the garden.

Second Floor Landing

Bedroom One

Bay window.

Dressing Room

Walk-in dressing area.

En-Suite Shower/ Bathroom

Bath, separate shower, wash basin, heated towel rail and WC.

Bedroom Two

Bay window.

En-Suite

Shower, wash basin, heated towel rail and WC.

Second Floor Landing

Bedroom Three

Fitted wardrobes.

Shower/ Bathroom

Freestanding bath, large walk-in shower, vanity wash basin, heated towel rail and WC.

Outside

Rear Garden

Extending to approximately 90ft in length, a generous patio area, remainder laid out in two sections, gated side access, outdoor power points, an outside tap, and a timber storage shed.

Parking

Three allocated parking spaces, electric vehicle charging point.







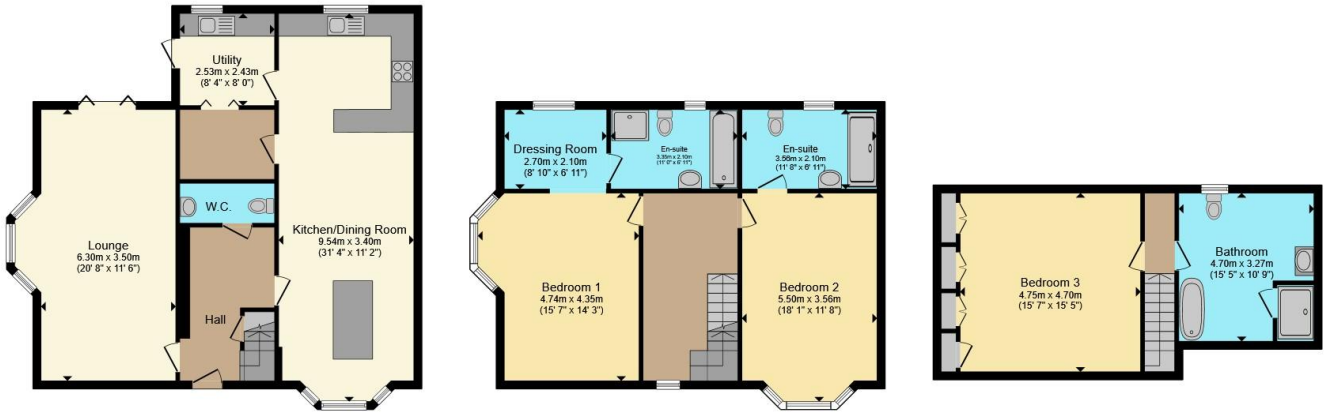












Ground Floor **First Floor** **Second Floor**

Total floor area 203.8 m² (2,194 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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4 Market Square
LEIGHTON BUZZARD LU7 1HA

EPC Rating: B

Council Tax Band: G

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311788

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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