



Leighton Road, Great Billington, Leighton Buzzard

Offers In Excess Of £400,000



- **Charming Double Fronted Period Cottage**
- **Four Double Bedrooms**
- **Over 1,300 Square Foot of Living Accommodation**
- **Picturesque Bedfordshire Village of Great Billington**
- **No Upper Chain**
- **22Ft Living Room with Brick Fireplace & Log Burner**
- **Extension at Rear For a 22Ft Kitchen/Dining Area**
- **Easy Commute to A5, A505 & M1**
- **Council Tax Band D**
- **Views to Front Overlooking Open Greenery**



We are exceptionally proud to offer 'The Cottage' to the market for sale for the first time in many years, a historic double fronted building prominently positioned in the picturesque Bedfordshire village of Great Billington with views to the front across open fields and greenery.

This really is a unique and one of a kind property that must be seen to be fully appreciated, offering total accommodation of over 1,300 square feet with four double bedrooms, 22ft double fronted living room, 22ft extended kitchen/dining area, sash windows, ornamental brick features and a cosy warming log burner fireplace.

Offered to the market with no onward chain, the property presents an opportunity for a smooth and straightforward purchase, allowing buyers to move in with minimal delay.

The village of Great Billington is an idyllic countryside location that combines historical charm with a peaceful rural lifestyle, making it an appealing location for residents and visitors alike. It is ideally situated near the towns of Leighton Buzzard and Dunstable as well as being easily accessible to larger cities like Milton Keynes, Watford and London in just a short drive.

Great Billington is a close-knit community with a few local amenities, including a village hall and a church, St. Michael and All Angels, however despite its rural setting, Great Billington is well-connected by road being very close to the A4146, A5 and M1.

The village benefits from a tranquil setting, making it an attractive place for those seeking a quieter lifestyle but still being within easy reach of everything they might need. It is surrounded by picturesque countryside, offering opportunities for walking, cycling, and enjoying nature. The rural landscape provides a scenic backdrop to the village and contributes to its peaceful ambiance.





Entrance is through the central hardwood front door into an entrance porch, then leading directly into a particularly spacious living room offering a superb blend of character and comfort. The focal point of the room is the striking exposed brick chimney breast with inset log-burning stove, creating a warm and inviting atmosphere while adding real charm and personality to the space.

The room benefits from generous proportions, allowing for flexible furniture arrangements to suit both family living and entertaining. A neutral décor and fitted carpets provide a clean, move-in-ready finish, while multiple wall lights and ceiling spotlights ensure the space is bright and welcoming throughout the day and evening.

Moving towards the rear there is a tastefully extended and beautifully presented kitchen/dining space, designed with modern living in mind. This impressive room offers an abundance of open space for both cooking and entertaining, with a contemporary finish throughout. The kitchen is fitted with a comprehensive range of sleek, high-gloss wall and base units complemented by contrasting work surfaces and tiled splashbacks.



There is adequate space and plumbing for all household appliances along with further space for additional appliances if needed. The generous worktop areas provide excellent preparation space, while the layout ensures practicality and flow.

French doors open directly onto the rear garden, seamlessly connecting indoor and outdoor living, ideal for summer dining and entertaining.

Rising to the first floor, the landing provides access to four generous sized double bedrooms, offering excellent accommodation for families or those needing additional space for a home office or study space.

The principal bedroom benefits from its own en suite shower room, while a modern family bathroom serves the remaining rooms. There is also a useful airing cupboard and access to the loft, providing additional storage.



The property rests on a good sized plot, with small decorative shingle sections either side of the front porch at the front, and a low maintenance, fully enclosed garden at the back consisting of a paved patio seating area, central lawn section and planted borders.

There is a timber shed to remain and ample room for future extensions if required. There is adequate space available for parking close by to the property.

The property has mains water, sewerage and drainage connected.

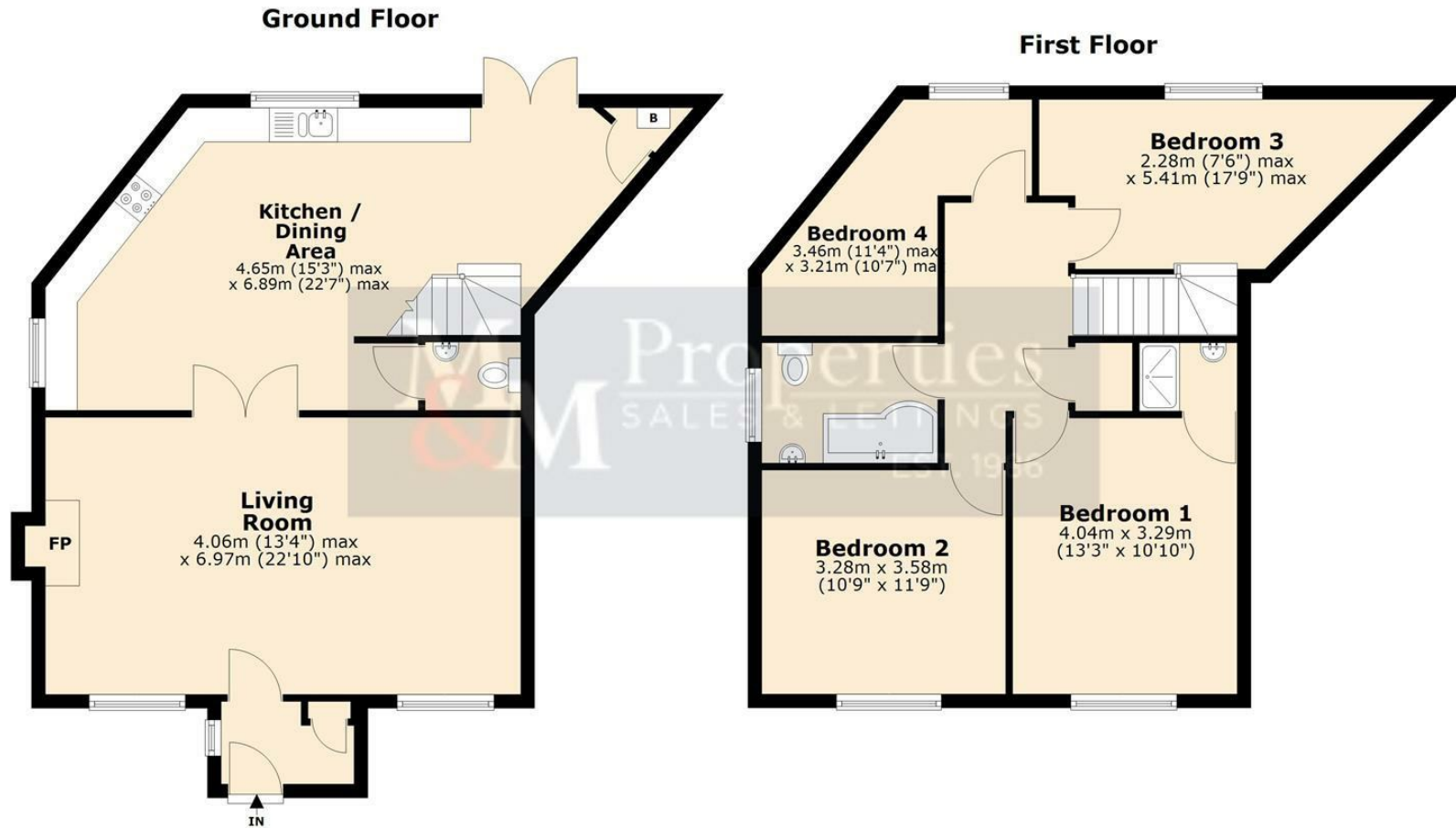
Heating is by way of electric wall mounted radiators with a boiler and hot water via a storage cylinder.

There is mains electricity connected.

Total Square Foot is 1,323.96.



## Floor Plan



## Viewing

Please contact our Leighton Buzzard Office on 01525 377733.

If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.