



High Street North, Stewkley, Leighton Buzzard, LU7 0EX

welcome to

High Street North, Stewkley, Leighton Buzzard

CHAIN FREE - Situated in the popular village of STEWKLEY, within GOOD SCHOOL CATCHMENTS, is this well-presented, detached family home with views over open fields to the rear. With its general living accommodation and semi-rural location make this an ideal family home.

Entrance Porch

Double-glazed door to the side, door to the cloakroom and double doors to the entrance Hall.

Cloakroom

Partially tiled with a wash hand basin with storage under and low-level WC. Wall mounted electric heater and double-glazed obscured window to the front.

Entrance Hall

Stairs to the first floor, under stairs storage heater and doors to the kitchen, lounge, study and garage.

Kitchen / Breakfast Room

Fitted with a mix of wall and base units with work surface over, 1.5 bowl stainless steel sink with mixer tap and drainer, integrated eye-level electric double oven and a gas hob with extractor fan over. Space for a washing machine, a tumble dryer and a fridge/freezer. Ladder radiator, serving hatch and space for a small dining table and chairs. Double-glazed window to the front and double-glazed door to the side.

Study

Radiator and double-glazed window to the side.

Lounge

Solid fuel feature fireplace, TV point, radiator and double-glazed window to the rear. Bi-fold doors to the dining room.

Dining Room

Radiator and double-glazed window to the garden room. Double-glazed door to the garden room.

Garden Room

Of brick and upvc construction with double-glazed windows, power, light and a wall mounted heater. Double-glazed double doors leading out to the garden.

First Floor Landing

Stairs from the ground floor and doors to all bedrooms and the family bathroom.

Bedroom One

Radiator and double-glazed window to the front.

Bedroom Two

Fitted wardrobes with hanging space and storage, radiator and double-glazed window to the rear.

Bedroom Three

Fitted wardrobes with hanging space and storage, radiator and double-glazed window to the rear.

Bedroom Four

Radiator and double-glazed window to the front.

Shower Room

Fully tiled with a pedestal wash hand basin with mixer tap, low-level WC and a shower cubicle. Heated towel rail and double-glazed obscured window to the side.





Outside Garage

Garage with up & over door, power and light.

Front Garden

Paved patio area, mature flower and shrubs and a paved path leading to the front door. Block paved driveway with car port leading to the garage. Gated side access to the rear garden.

Rear Garden

Mature garden with is mainly laid to lawn with flower and shrub borders. Paved seating area and a patio area outside the garden room. Gated side access and overlooks fields.

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.



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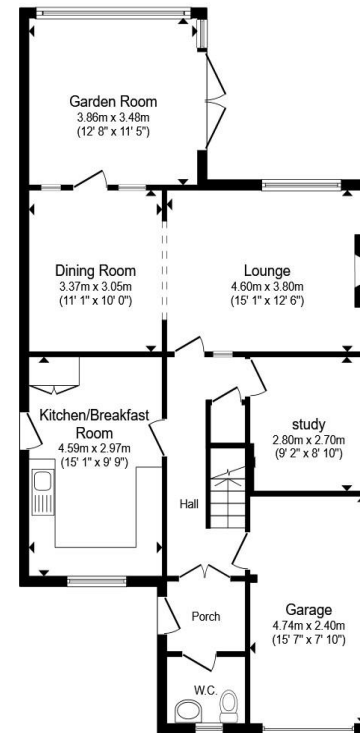
- FOUR-BEDROOM DETACHED
- CHAIN FREE
- KITCHEN/BREAKFAST ROOM
- SEPARATE RECEPTION ROOMS
- MATURE REAR GARDEN WITH COUNTRYSIDE VIEWS

Tenure: Freehold EPC Rating: D

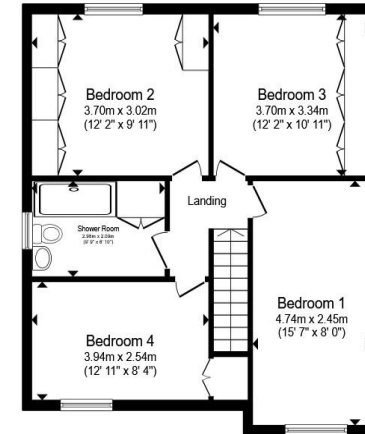
Council Tax Band: F

guide price

£565,000



Ground Floor



First Floor

Total floor area 153.9 m² (1,656 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



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Property Ref:

LBZ109965 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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