



Orchard Way, Wing, Leighton Buzzard, LU7 0TR

welcome to

Orchard Way, Wing Leighton Buzzard

This is a substantial and versatile property, combining generous living accommodation, excellent home-working space and beautiful outdoor areas, making it a fantastic opportunity for a growing family.

Entrance Hall

Double-glazed door to the front, stairs to the first floor and radiator. Doors to the cloakroom, kitchen and both home offices.

Cloakroom

Radiator and double-glazed window to the front. Doors to the office and garden room.

Office

Radiator and double-glazed double doors to the garden.

Garden Room

Of brick and upvc construction, power, lights and radiator. Double-glazed double doors leading out to the garden.

Wc

Wash hand basin and low-level WC.

Office

Radiator and double-glazed window to the front.

Kitchen / Diner

Fitted with a mix of wall and base units with quartz work tops over, inset sink with mixer tap, cooker hood and space for a range style cooker. Space for a washing machine and dishwasher. Radiator and space for a dining table and chairs. Double-glazed window to the rear and double-glazed door to the garden. Doors to the utility room and lounge.

Utility Room

Base units and shelving. Space for a fridge/freezer.

Lounge

Steps down to the lounge with log effect gas fire, TV point, radiator, velux style windows and double-glazed windows to the side. Double-glazed Patio 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. Door to the en-suite.

En-Suite

Partially tiled with a pedestal wash hand basin, low-level WC, bath with mixer tap and handheld shower and a shower cubicle. Double-glazed window to the rear.

Bedroom Two

Radiator and double-glazed window to the front.

Bedroom Three

Radiator and double-glazed window to the rear.

Bedroom Four

Radiator and double-glazed window to the front.

Bedroom Five

Radiator and double-glazed window to the rear.

Bathroom

Pedestal wash hand basin, low-level WC and a corner bath with handheld shower attachment and a shower over. Double-glazed window to the rear.





Outside Outbuilding

Log cabin/workshop with power and light. Single-glazed doors and double-glazed sliding doors to the garden.

Rear Garden

Perfect for a keen gardener, this mature garden is mainly laid to lawn with flower and shrub borders. A large patio area plus a potting shed and storage. Log cabin/workshop.

Front Garden

Shingle frontage providing off-road parking.

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.



view this property online [brownandmerry.co.uk/Property/LBZ109999](https://www.brownandmerry.co.uk/Property/LBZ109999)



welcome to

Orchard Way, Wing, Leighton Buzzard

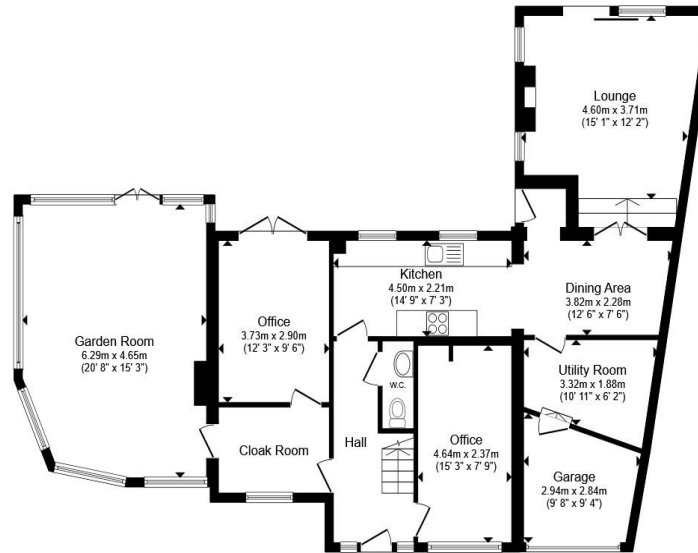
- DETACHED FAMILY HOME
- EXCELLENT LIVING SPACE
- AMAZING REAR GARDEN
- EN-SUITE
- PARKING

Tenure: Freehold EPC Rating: C

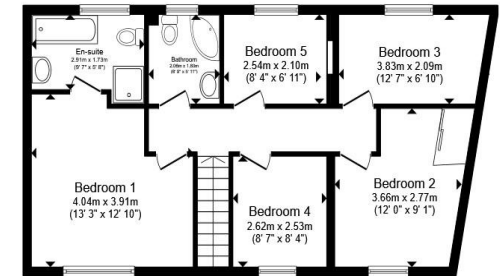
Council Tax Band: E

guide price

£625,000



Ground Floor



First Floor

Total floor area 187.7 m² (2,020 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



view this property online brownandmerry.co.uk/Property/LBZ109999



Property Ref:

LBZ109999 - 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.



01525 372021



LeightonBuzzard@brownandmerry.co.uk



17 High Street, LEIGHTON BUZZARD,
Bedfordshire, LU7 1DT



brownandmerry.co.uk