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101 Wing Road, Leighton Buzzard, LU7 2NH

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Guide Price £485,000

Offered to the market with no onward chain, this elegant three bedroom, detached property is perfectly situated, within close proximity of Leighton Buzzard train station- known for it's brilliant commuters link to London, Euston and just a short walk to the vibrant, historic market town centre.

Upon entering, a welcoming entrance hall sets the tone for the accommodation, with stairs rising to the first floor. The beautifully proportioned lounge/dining room, where a bay-fronted window invites an abundance of natural light, while a feature fireplace provides a charming focal point. This refined yet comfortable space flows effortlessly into the kitchen/breakfast room, creating an ideal environment for both family living and entertaining.

The kitchen/breakfast room is thoughtfully arranged with a range of floor and wall mounted cabinetry, complemented by generous work surfaces and space for freestanding appliances. French doors open directly onto the rear garden, enhancing the connection between indoor and outdoor living. A separate utility area adds further practicality, discreetly supporting the day-to-day running of the home.

The first floor continues to impress, offering three well-appointed bedrooms, including two generous doubles, each enjoying a pleasant outlook. A family bathroom completes the accommodation, serving the home with both style and functionality.

Externally, the property truly excels, with a substantial rear garden extending to approximately 100ft. Predominantly laid to lawn and bordered by mature planting, this private outdoor space also features a patio seating area—perfectly suited for al fresco dining and summer entertaining. The garden provides access to the garage, while to the front, a driveway offers ample off-road parking for multiple vehicles.

A distinguished home in a highly convenient and desirable location—early viewing is essential to fully appreciate the space, setting, and lifestyle on offer

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GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.

1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 sq.m.) approx.

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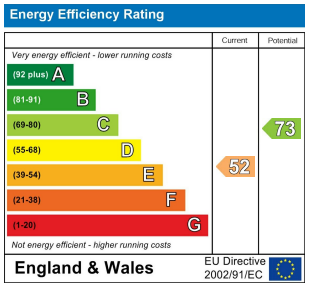

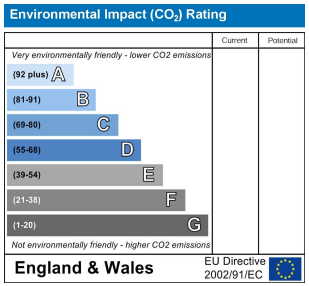

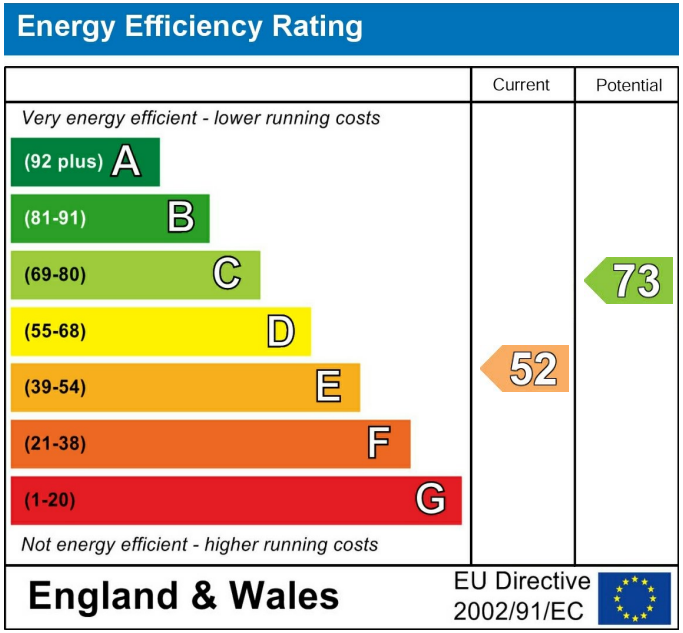

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these 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. 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.

































