



Alwins Field, Leighton Buzzard

LU7 2UF



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Offers In Excess Of  
£400,000

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# Alwins Field, Leighton Buzzard

## DESCRIPTION

Situated in the ever-popular Linslade area of Leighton Buzzard, Alwins Field is a well-proportioned three-bedroom family home offered to the market with no onward chain. Ideally located within close proximity to well-regarded schools, the mainline train station and the town centre, the property is perfectly placed for both commuters and families alike.

The accommodation comprises an entrance hall with cloakroom, a separate dining room, kitchen, and a bright lounge featuring doors opening directly onto the rear garden. To the first floor are three bedrooms and a family bathroom.

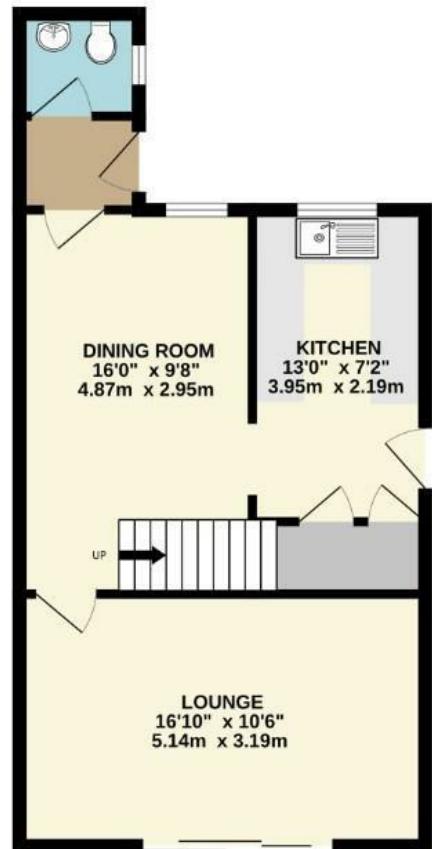
While the property would benefit from cosmetic updating, it offers fantastic scope to personalise and presents potential to extend (subject to the usual consents), making it an excellent opportunity for buyers looking to create their ideal home.

Externally, the property boasts a generous rear garden, along with a garage and driveway parking, further enhancing its appeal.

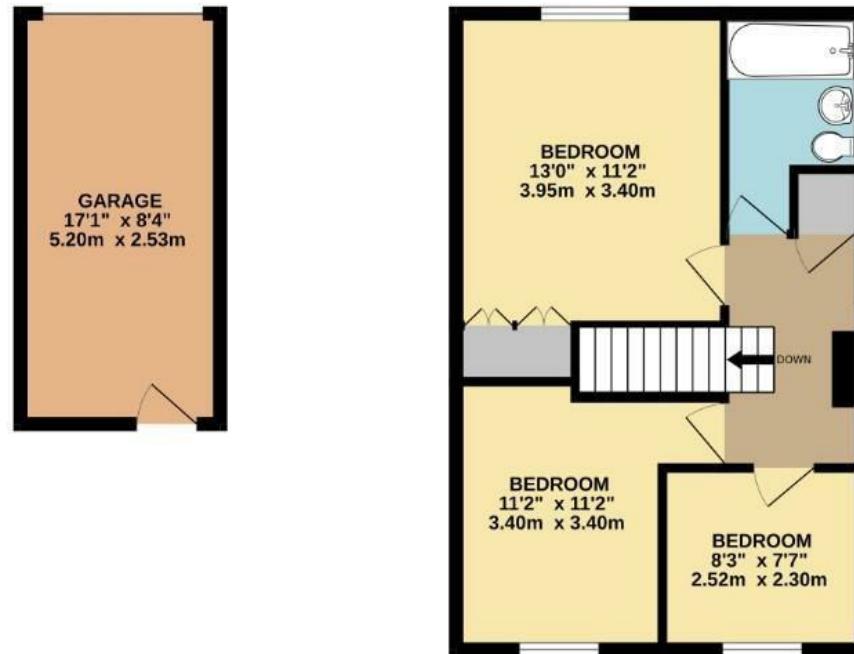




GROUND FLOOR  
628 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.

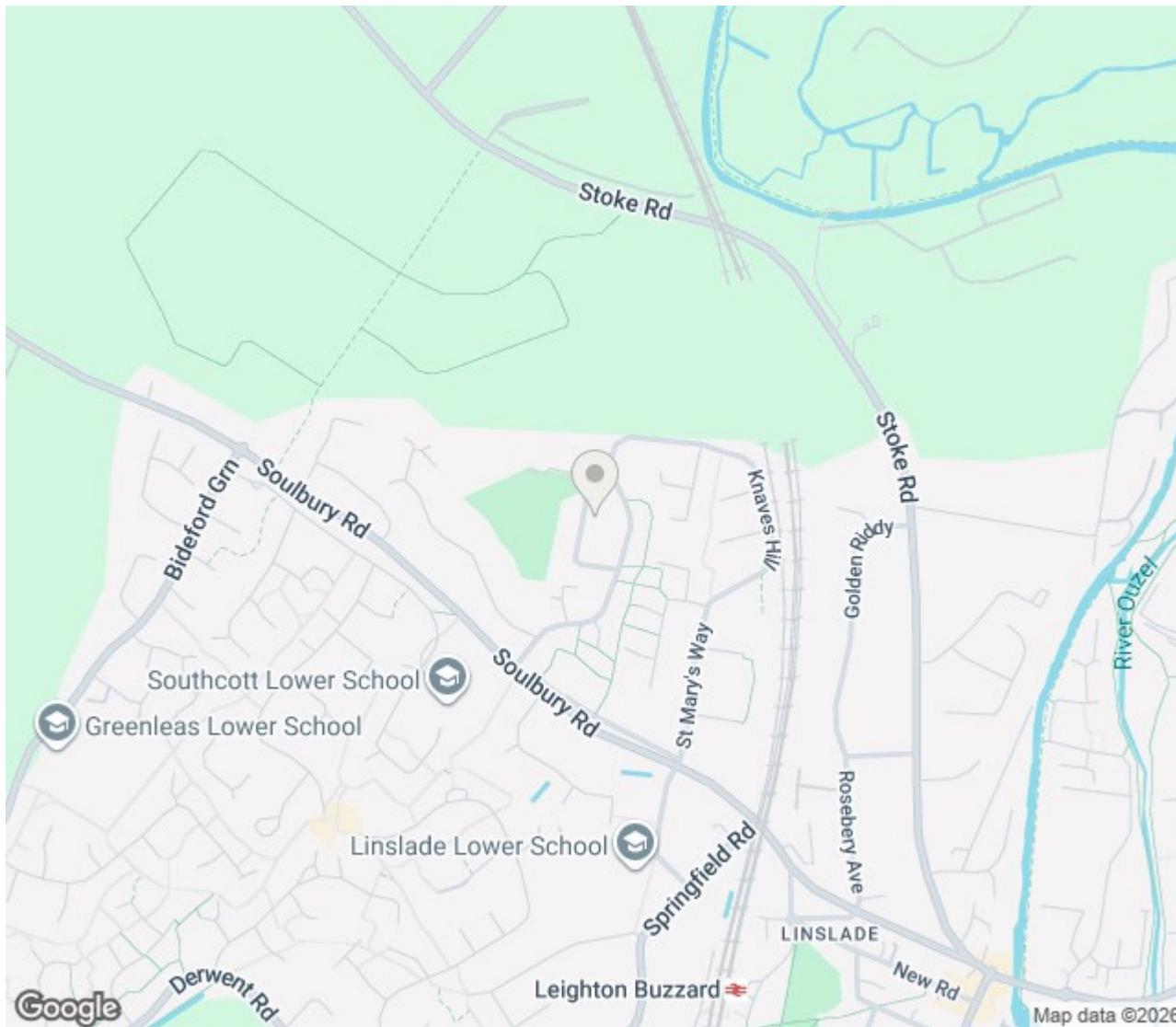


TOTAL FLOOR AREA: 1071 sq.ft. (99.5 sq.m.) approx.

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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## ENERGY PERFORMANCE CERTIFICATE

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Thinking of Selling?

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.