
HUNTERS®
HERE TO GET you THERE
13 Shenley Hill Road, Leighton Buzzard, LU7 3BT

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Offers In Excess Of £600,000

- BEAUTIFULLY EXTENDED AND UPDATED BY THE CURRENT OWNERS
- IMPRESSIVE EXTENDED KITCHEN/DINING ROOM
- DELIGHTFUL GARDEN ROOM OVERLOOKING THE REAR GARDEN
- TWO GROUND-FLOOR BEDROOMS, FAMILY BATHROOM AND UTILITY ROOM
- GENEROUS DRIVEWAY PARKING FOR MULTIPLE VEHICLES
- SPACIOUS AND VERSATILE THREE-BEDROOM FAMILY HOME
- SEPARATE LOUNGE WITH ATTRACTIVE BAY WINDOW
- EXCEPTIONALLY GENEROUS FIRST-FLOOR PRINCIPAL BEDROOM WITH EN-SUITE
- BEAUTIFULLY LANDSCAPED REAR GARDEN WITH COVERED SEATING AREA AND VEGETABLE PATCH
- INTERACTIVE VIRTUAL TOUR

This beautifully presented three-bedroom family home has been thoughtfully extended and extensively updated by the current owners, creating an exceptional property that perfectly combines contemporary living with comfortable and versatile accommodation. Finished to an impressive standard throughout, the property offers generous living spaces, an attractive landscaped rear garden and a flexible layout ideally suited to modern family life.

The thoughtfully designed extensions have significantly enhanced the original accommodation, creating a wonderful balance of spacious reception areas, well-proportioned bedrooms and practical everyday living spaces.

Upon entering the property, a welcoming entrance hallway provides access to the principal ground-floor accommodation, with stairs rising to the first floor.

The lounge is a beautifully presented reception room, offering a comfortable and inviting setting for relaxation and entertaining. An attractive bay window allows natural light to fill the space, while the room's generous proportions provide ample flexibility for a variety of furniture arrangements.

Undoubtedly one of the property's standout features is the impressive extended kitchen/dining room, which forms the heart of this wonderful home. Designed with modern family living in mind, this substantial space combines a contemporary kitchen with a generous dining area, creating a sociable environment ideal for both everyday use and entertaining guests.

The kitchen is thoughtfully arranged with an attractive range of fitted units, work surfaces and space for appliances, providing excellent storage and preparation facilities. The extended layout offers ample room for a family dining table, while the generous proportions create an inviting setting for gatherings and family occasions.

Positioned beyond the kitchen is a delightful garden room, offering an additional reception space with attractive views across the landscaped rear garden. With direct access to the outside, this light-filled room provides a wonderful setting in which to relax and enjoy the garden throughout the seasons.

A separate utility room offers valuable additional storage and laundry facilities, helping to maintain the practicality and convenience of the main kitchen.

The ground floor also benefits from two well-proportioned bedrooms, providing excellent flexibility for family members, visiting guests or those requiring a dedicated home office. One of the bedrooms enjoys an attractive bay window and fitted wardrobe space, while the second offers comfortable accommodation overlooking the side of the property.

Completing the ground floor is a beautifully appointed family bathroom, featuring both a bath and separate shower enclosure, providing convenience for everyday family living.

Ascending to the first floor, the accommodation continues to impress with a magnificent principal bedroom suite, created to provide a spacious and private retreat.

This exceptionally generous bedroom offers an impressive amount of space, comfortably accommodating a substantial bed alongside additional bedroom furniture and seating. Its thoughtfully designed layout and generous proportions create a peaceful and inviting environment, perfectly complementing the beautifully presented accommodation throughout the property.

The principal bedroom also benefits from a private en-suite shower room, providing excellent convenience and completing this impressive first-floor suite.

The outside space is a particularly appealing feature of this wonderful family home, having been thoughtfully landscaped to create an attractive and versatile environment for relaxation, entertaining and outdoor enjoyment.

To the rear, the beautifully landscaped garden offers an inviting combination of established planting and thoughtfully arranged outdoor spaces, creating a delightful setting in which to enjoy the warmer months.

A particularly attractive feature is the covered seating area, providing a wonderful space for outdoor dining and entertaining while offering shelter from the elements. This inviting addition allows the garden to be enjoyed throughout much of the year and creates an excellent extension of the property's entertaining accommodation.

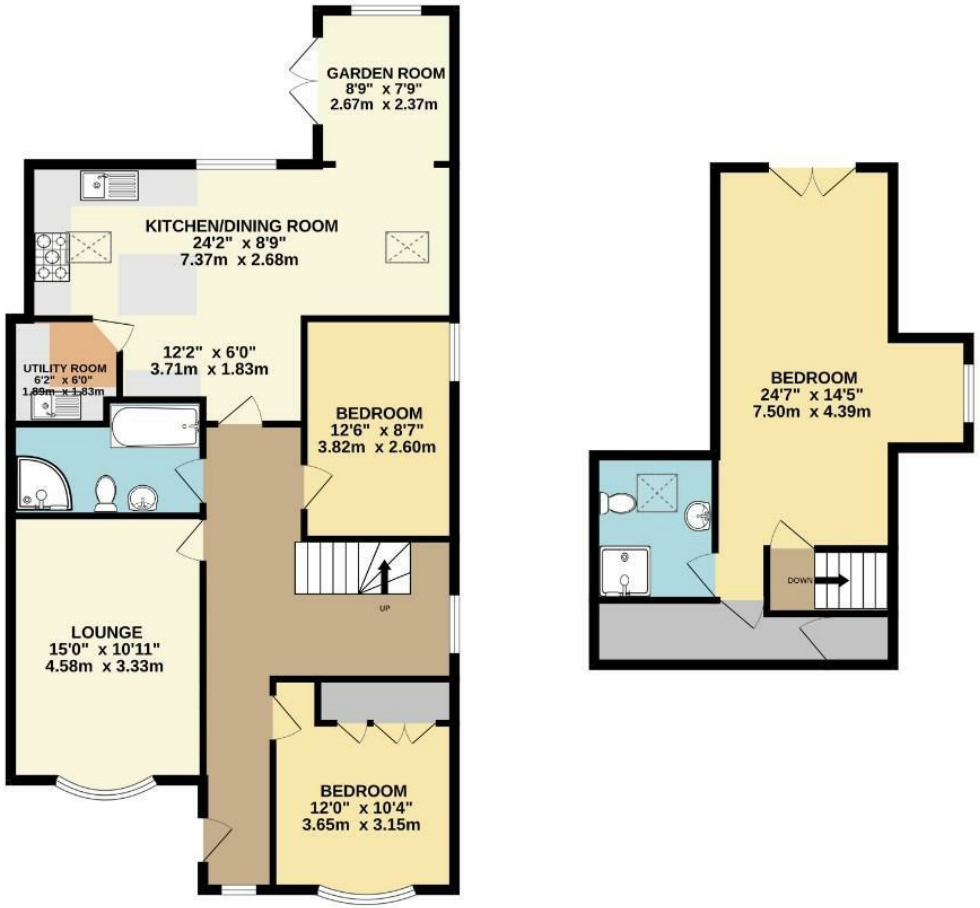
For those with an interest in gardening, a dedicated vegetable patch offers the opportunity to grow home produce, adding further charm and practicality to the outdoor space.

To the front of the property, a generous driveway provides off-road parking for multiple vehicles, ensuring excellent convenience for family living and visiting guests.

Combining beautifully updated interiors, thoughtfully extended accommodation and a delightful landscaped garden, this exceptional property offers a wonderful opportunity to acquire a spacious and versatile family home that is ready to move straight into.

GROUND FLOOR
1037 sq.ft. (96.3 sq.m.) approx.

1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 1432 sq.ft. (133.0 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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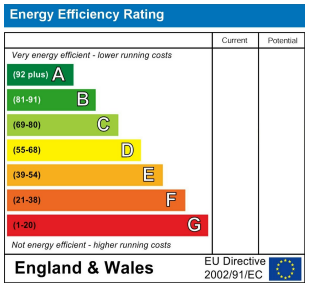

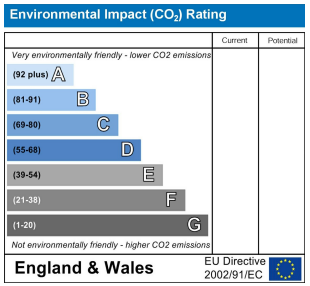






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