

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Mill Road

Stanbridge, Leighton Buzzard, LU7 9HX

Guide Price £625,000



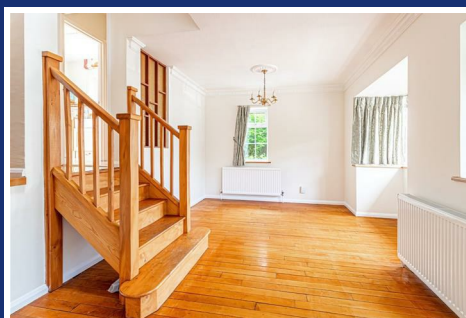
Council Tax: F



# 7a Mill Road

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Guide Price £625,000



- **FOUR BEDROOM DETACHED FAMILY HOME**
- **DOUBLE GARAGE**
- **GENEROUS SIZED LANDSCAPED REAR GARDEN**
- **DRIVEWAY PARKING FOR MULTIPLE VEHICLES**
- **NO UPPER CHAIN**
- **TWO RECEPTION ROOM**
- **CLOAKROOM and UTILITY ROOM**
- **CONSERVATORY**
- **VILLAGE LOCATION**
- **STUNNING VIEWS**

Hunters are pleased to market this great opportunity to purchase a hidden gem. Set back from the road this four bedroom detached family home is offered with no onward chain.

Offering versatile and flexible living accommodation this beautiful property offers two reception rooms, conservatory, well appointed kitchen, separate utility room, downstairs cloakroom. Upstairs there are four bedrooms with an en-suite to the main bedroom and a family bathroom.

Outside this property boasts a large stunning mature garden, split in three areas with flower beds and trees. To the front offers driveway parking for multiple vehicles and access to the double garage again with mature flower beds.

Stanbridge has a vibrant village community and benefits from a Junior School, Five Bells public house and Community Hall shared with the neighbouring village of Tilsworth. Within close proximity is the market town of Leighton Buzzard which provides good local facilities and a mainline train station to London Euston.



## Entrance Porch

Entry via a part glazed door. Double glazed windows to front aspect.

## Dining Room

Double glazed box window to front aspect and Double glazed window to side aspect. Wooden flooring and radiator.

## Lounge

Double glazed window to side aspect. Fitted carpet and radiator. Cast iron feature fireplace.

## Kitchen

Double glazed windows to front aspect. Double glazed door to the rear garden. A range of floor and wall mounted units consisting of drawers and cupboards with a granite worktop over. 1 1/2 bowl ceramic sink and drainer. Space for a fridge-freezer. Oil fed stove which also provide heating to the house and a two ring electric hob with an extractor over. Plumbing for a dishwasher. Tiled flooring.

## Conservatory

Dual aspect double glazed windows. Double glazed doors opening to the rear garden. Tiled flooring.

## Utility Room

Double glazed window to side aspect. Floor mounted units with a worktop over. Single bowl ceramic sink. Plumbing for a washing machine. Tiled flooring and radiator.

## Cloakroom

Double glazed window to side aspect. Two piece suite consisting of a W/C and wash hand basin. Tiled flooring.

## First Floor Landing

Skylight. Fitted carpet and radiator. Doors to;

## Main Bedroom

Double glazed window to front aspect. Fitted carpet and radiator. Eaves storage cupboard.

## En-suite

Double glazed window to side aspect. Three piece suite consisting of a shower, W/C and wash hand basin. Tiled flooring and heated towel rail.

## Bedroom Two

Double glazed window to front aspect. Fitted carpet and radiator. Eaves storage cupboard.

## Bedroom Three

Double glazed window to rear aspect. Fitted carpet and radiator.

## Bedroom Four

Double glazed window to rear aspect. Fitted carpet and radiator.

## Bathroom

Double glazed window to rear aspect. Four piece suite consisting of shower, sink, W/C, bidet. Heated towel rail.

## Front

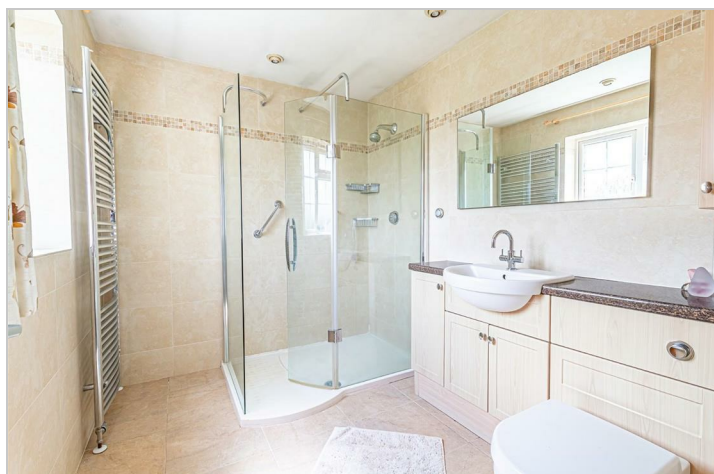
Driveway parking for multiple vehicles. Mature flower beds.

## Garage

Double garage. Electric up and over door. Power and lights.

## Rear

Beautiful rear garden approx. 1/3 acre. With picturesque countryside views. Mainly laid to lawn. Mature flower beds and trees. Separated in to three areas. Side gated access. Oil tank. Hedge borders.



Road Map



Hybrid Map



Terrain Map



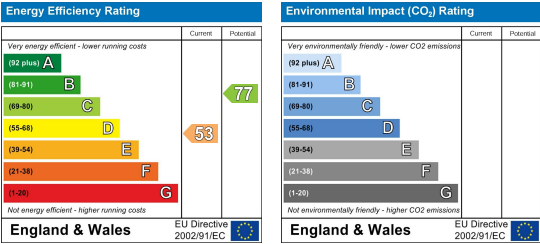
Floor Plan



Viewing

Please contact our Hunters Leighton Buzzard Office on 01525 300899 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **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.