



Goose Lodge, Church End
LU7 9NJ



**Offers In Excess Of
£650.000**

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HERE TO GET *you* THERE

Church End, Leighton Buzzard

DESCRIPTION

Hunters are delighted to offer this beautifully presented four bedroom detached chalet bungalow, situated in a semi-rural location with stunning views across countryside and offered with NO ONWARD CHAIN.

The spacious property comprises; entrance hall, open plan kitchen/dining room, dual aspect lounge with feature log burner, snug/family room and utility room. There are four double bedrooms, well-appointed family bathroom, en-suite to main bedroom and a further first floor study. The property also benefits from having a new central heating boiler and oil tank installed this year.

Outside is a generous sized mature rear garden approx. a third of an acre, patio seating area ideal for entertaining and ample driveway parking to the front and additional parking to the side of property.

The property is set within a semi-rural location and is close to the popular village of Hockliffe which offers transport links via the A5 and junctions 11a and 12 of the M1. Also within close proximity is the market town of Leighton Buzzard which provides good local facilities and a mainline train station to London Euston.



ROOMS

Entrance Hall

Entrance via composite part glazed door with double glazed opaque window to front aspect. Karndean flooring. Radiator. Stairs rising to first floor.

Kitchen/Dining Room

A range of wall and base units with quartz worktop over. Inbuilt sink unit with drainer. Integrated double oven with warming tray. Six ring induction hob with extractor hood above. Integrated dishwasher. Integrated full size fridge and freezer. Built in cupboards. Karndean flooring. Two radiators. Double glazed window to front aspect.

Utility Room

A range of wall and base units with worktop over. Stainless steel sink. Space for freestanding fridge, washing machine and tumble dryer. Radiator. Karndean flooring. Double glazed window to side aspect.

Lounge

Karndean flooring. Radiator. Feature log burner. Double glazed window to rear and side aspect. Double glazed sliding doors to garden.

Family Room/Snug

Karndean flooring. Radiator. Built in cupboards. Double glazed window to front rear and side aspect. Composite part glazed door to garden.

Main Bedroom

Fitted carpet. Radiator. Double glazed window to rear and side aspect. Built in wardrobes. Skylight window.

En-Suite

White three piece suite comprising; Double shower cubicle. Inset vanity wash hand basin. W.C. Chrome heated towel rail. Extractor fan. Double glass opaque window to side aspect.

Bedroom Two

Fitted carpet. Radiator. Feature fireplace. Double glazed windows to front and side aspect.

Bedroom Three

Fitted carpet. Radiator. Double glazed window to front aspect.

Bedroom Four

Fitted carpet. Radiator. Double glazed window to side aspect.

Bathroom

White four piece suite comprising; Bath with shower attachment. Double shower cubicle. Wash hand basin. W.C. Part tiled walls. Karndean flooring. Chrome heated towel rail. Extractor fan. Double glazed opaque window to side aspect.

First Floor Study

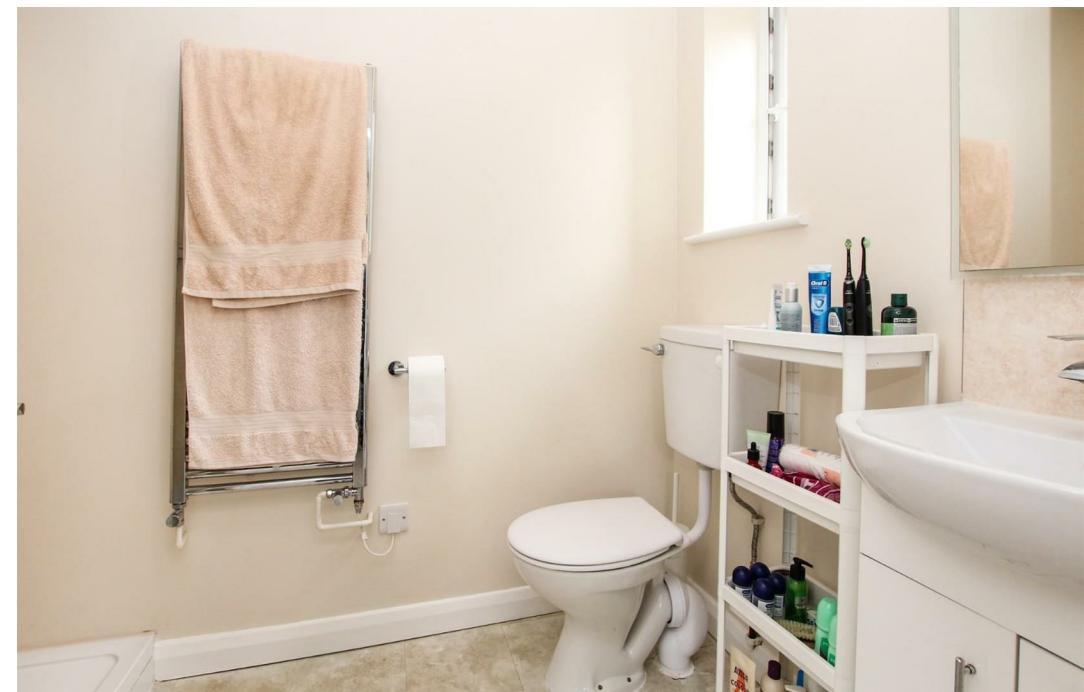
Fitted carpet. Radiator. Velux window. Double glazed window to front aspect. Airing cupboard. Door to loft space.

Frontage

Gravelled driveway parking for numerous vehicles. Electric car charger. Bin store area.

Garden

Paved patio area with laid to lawn. Fully enclosed, surrounded by mature shrubs, bushes and trees. Gated side access. Pond. Vegetable patch. External weatherproof sockets. Outside lighting. Summerhouse. Greenhouse. Aluminium shed. Outside tap.



GROUND FLOOR
1651 sq.ft. (153.4 sq.m.) approx.

1ST FLOOR
203 sq.ft. (18.8 sq.m.) approx.

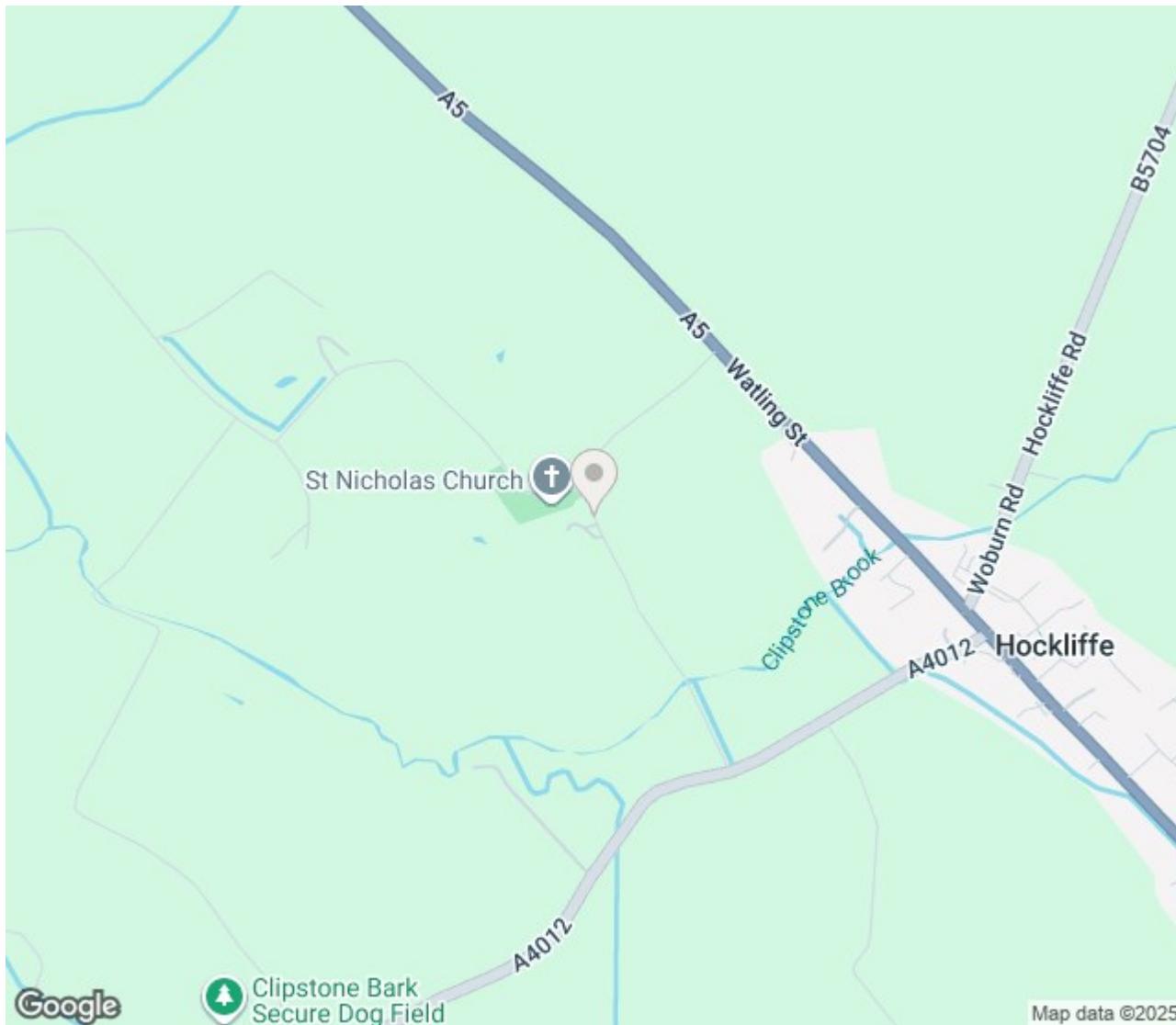


TOTAL FLOOR AREA : 1854 sq.ft. (172.2 sq.m.) approx.

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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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.

ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E		
(21-38)	F		42
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

