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7 Campbell Lane, Pitstone, Leighton Buzzard, LU7 9FT

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Guide Price £390,000

- TWO BEDROOM END OF TERRACE HOME
- SPACIOUS ENTRANCE HALL
- DUAL ASPECT LOUNGE / DINING ROOM
- VILLAGE LOCATION
- WELL PRESENTED THROUGHOUT
- POPULAR CASTLEMEAD LOCATION IN PITSTONE
- WELL APPOINTED KITCHEN
- ENCLOSED LOW MAINTENANCE REAR GARDEN
- ALLOCATED PARKING
- INTERACTIVE VIRTUAL TOUR

This well presented two bedroom end of terrace home, ideally located within the popular Castlemead development in the sought-after village of Pitstone. Offering bright, well-balanced accommodation and a practical layout, this property is perfectly suited to first time buyers or downsizers.

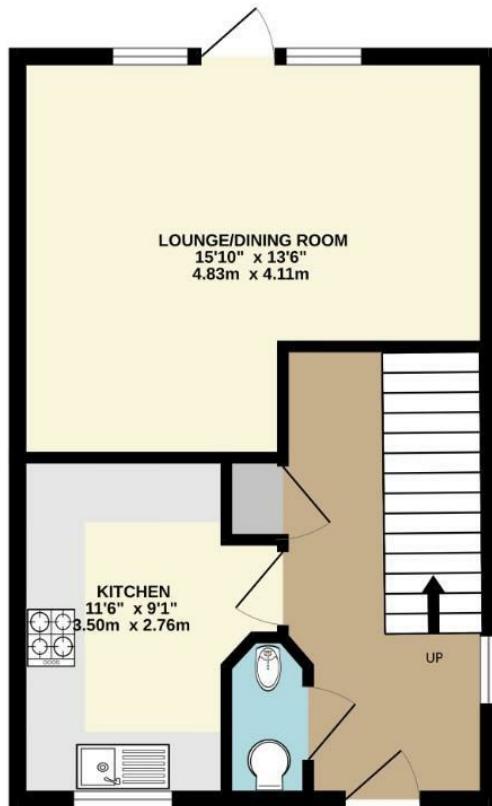
The property is entered via a spacious and welcoming entrance hall, with stairs rising to the first floor and access to the main living areas. The well appointed kitchen is fitted with a range of wall and floor mounted units, providing ample storage and workspace. To the rear of the property is the generous lounge/dining room, which is dual aspect allowing plenty of natural light to flood the space. French doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The ground floor is completed by a convenient cloakroom.

On the first floor, the landing leads to two good sized double bedrooms along with a modern family bathroom.

Externally, the enclosed rear garden has been designed for ease of maintenance and enjoyment, featuring a decking seating area, astro turf and a rear gate providing direct access to the allocated parking area. The property also benefits from allocated parking.

Castlemead is a highly regarded development within Pitstone, offering easy access to local shops, countryside walks, the Grand Union Canal and excellent transport links, including nearby Tring mainline station. An internal viewing is highly recommended to fully appreciate the accommodation and location on offer.

GROUND FLOOR  
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 789 sq.ft. (73.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		





