



Rothschild Road

Wing Leighton Buzzard, LU7 0NL

Offers In Excess Of £425,000



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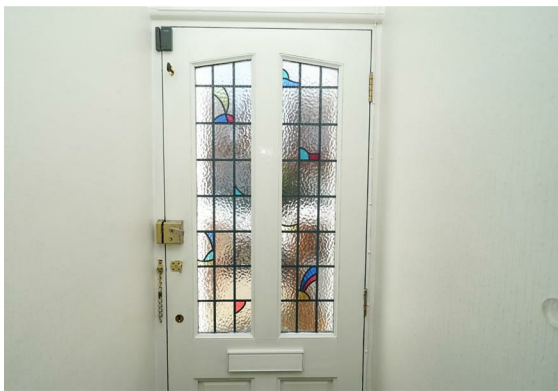
We are delighted to offer for sale with no upper chain this deceptively spacious three bedroom family home, steeped in character features with a blend of modern conveniences, situated in a sought after location in the Buckinghamshire village of Wing. The property is offered to the market in excellent order, and offers bright and airy accommodation comprising: Entrance hallway, lounge, dining room, refitted kitchen, utility/lobby, cloakroom/WC, two bedrooms and a family bathroom to the first floor with a further double bedroom and a study area to the second floor. Additional benefits include gas heating, garage and landscaped rear garden. Viewing is highly recommended.

Location:

The Buckinghamshire village of Wing boasts plenty of local amenities, with residents benefitting from local shops, public houses and green spaces. The village further benefits from falling within catchment for sought after Grammar Schooling, and excellent transport links to nearby Aylesbury, Milton Keynes and beyond thanks to the accessibility of Junction 11A of the M1. The village is situated approximately 10 minutes' drive from Leighton Buzzard Mainline Train Station, with trains to London Euston in as little as 30 minutes. The property also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

Ground Floor:

Enter via a stained glass front door into the hallway which features a patterned vinyl flooring which continues through to the dining room, and is perfectly fitting in the stunning character property. There are stairs leading to the first floor with a built-in storage cupboard under. The lounge features a bay window to the front aspect and there is ample space for seating range of living room furniture to be assembled around the focal point fireplace. The dining room sits in the heart of the home, and comfortably accommodates a family sized dining table with space for additional furniture. The room receives plenty of natural light via dual aspect windows, and a wood burning stove is a further pleasant feature. Through the dining room is the kitchen which is fitted with a range of fashionable shaker style units that is well suited to the feel of the home. There are spaces for appliances, and space at the end of a counter top for a breakfast stool. The flooring is laid to wood effect laminate, as is the utility lobby which allows for further appliances, and there are doors to the refitted cloakroom/WC and the rear garden.





First Floor:

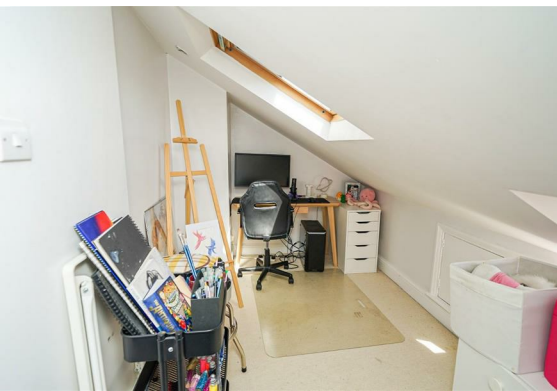
The first floor landing provides leads to the two first floor bedrooms and family bathroom, plus there are stairs leading to the second floor. The master bedroom is situated facing the front aspect and is a bright and airy room with plenty of space for a variety of furniture. Bedroom two is also well proportioned and sits centrally on the first floor, with a window which faces the rear aspect. At the back of the property is a stunning family bathroom which has been refitted with a fashionable four piece suite comprising of a low level WC, vanity wash hand basin, shower cubicle and panel bath.

Second Floor:

The loft has been converted to provide a generous double bedroom plus a study area. The bedroom sits to the rear of the property with two double glazed windows introducing plenty of natural light, and the room allows for a wealth of bedroom furniture to be accommodated. To the front is a further space which has been put to use as a study area, and could also be used for storage, if required.

Outside:

To the front of the property is a wall with rail fence a gated pathway extends to the front door. The is gated access to the rear accessible via a side passage. The rear garden is a peaceful setting and has been thoughtfully landscaped to include a paved patio area extending off the back of the property, and a further gravelled area, which is complimented by an array of mature shrubbery to the borders. There is gated access through to the garage, which is situated to the rear of the property, and is accessed via an up and over door.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Total Area: 1463 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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