



The Maltings

Slapton, LU7

Guide Price £425,000



The Maltings, Slapton, LU7 9DR

Quarters are delighted to offer for sale this two bedroom end of terrace Grade II listed home, situated in the desirable village of Slapton, which falls within Grammar School catchment area. The property has been sympathetically converted to offer modern convenience whilst maintaining a host of character features, and boasts spacious accommodation comprising: Entrance hallway, cloakroom/WC, lounge/ dining room, kitchen, stunning first floor landing area, two bedrooms, family bathroom, and a unique mezzanine floor level suitable for a variety of uses. Additional benefits include driveway parking, modern kitchen and bathroom and village location. Viewing is highly recommended.

Location:

The Buckinghamshire village of Slapton lies midway between Leighton Buzzard and Cheddington and half a mile from the picturesque Grand Union Canal. Keen walkers and cyclists will find a range of excellent routes including the Chiltern Hills, which are only two miles away.

Shopping is provided in the historic market town of Leighton Buzzard. In addition to a good range of independent shops and the regular farmers market, there is also a M&S food hall and Waitrose.

The Village conveniently provides a bus service to the highly rated primary school in Cheddington. For secondary schools, Slapton falls within the Aylesbury Grammar School catchment area. There are also several Private schools in the surrounding area and the village is on the bus route for Berkhamsted Collegiate School.

Entrance Hallway:

Enter via front door. Single panel radiator. Stairs to first floor. Door to lounge/dining room. Storage cupboard. Recessed lighting. Ceramic tile floor. Door to:

Cloakroom/ WC:

Single panel radiator. Fitted white suite comprising low level WC and pedestal wash hand basin. Ceramic tile floor. Extractor fan.

Lounge/ Dining Room:

19'3 (max) x 12'00

Door to rear garden. Window to rear aspect. Two double panel radiators. Wood effect flooring. Telephone point. Television point. Recessed lighting. Open to:

Kitchen:

9'11 (max) x 8'3

Window to front aspect. Fitted kitchen comprising one and a half bowl sink with cupboard under. Further range of wall and base level units with roll edge work surface over. Integrated fridge freezer, washing machine, dishwasher and oven and hob with filter hood over. Tiling to water sensitive areas. Wood effect flooring.

First Floor:

Landing:

Window to front aspect. Doors to all first floor rooms. Airing cupboard.

Bedroom One:

12'5 (max) x 10'9 (max)

Feature window to rear aspect. Double panel radiator. Telephone point. Recessed lighting.

Bedroom Two:

10'8 x 9'8 (max)

Feature window to front aspect. Double panel radiator. Stairs to first floor. Recessed lighting.

Bathroom:

Feature window to rear aspect. Single panel radiator. Fitted white suite comprising low level WC, pedestal wash hand basin and panel bath with shower over. Tiling to water sensitive areas. Ceramic tile floor. Extractor fan.

Second Floor:

Mezzanine Floor:

18'9 (max width) x 17'00 (max length) limited head

Two feature windows to side aspect. Single panel radiator. Open to landing below. Previously used for a variety of purposes including study area and guest bedroom.

Outside:

Front:

Driveway parking for two cars. Pathway to front door with paved patio area.

Rear:

Courtyard garden/patio with planted borders. Enclosed by panel fencing.

Agent's Note:

This is a freehold property. Council Tax band: C

Floor Plan



Total area: approx. 89.4 sq. metres (962.2 sq. feet)

Map



17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU

T: 01525 853733 E: info@quartersestateagents.co.uk

www.quartersestateagents.co.uk

