



Sandy Lane

Leighton Buzzard, LU7 3BE

Price **£625,000**

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 **QUARTERS**
YOUR NEXT MOVE

Sandy Lane

Leighton Buzzard, LU7 3BE

We are delighted to offer for sale with no upper chain this spacious split-level three bedroom detached family home, situated on the highly desirable Sandy Lane, one of Leighton Buzzard's most sought-after residential roads. Occupying a generous plot and enjoying a private rear aspect overlooking the prestigious Leighton Buzzard golf course and nearby woodland, the property offers well proportioned accommodation with excellent scope for improvement and personalisation, making it ideally suited to modern family living. Additional benefits include driveway parking and a mature rear garden extending to approximately 70ft. Viewing is highly recommended to fully appreciate the position, space and potential this property has to offer.

Location:

Sandy Lane is a prestigious and well established address within Leighton Buzzard, favoured for its quiet setting and proximity to open countryside, including the golf course and nearby woodland, providing excellent opportunities for walking and outdoor pursuits. The town centre is within easy reach, offering a range of shops, restaurants and everyday amenities, along with schooling for all ages. For commuters, Leighton Buzzard mainline station provides direct links into London Euston, while the A5 and M1 offer further connectivity.

Ground Floor:

The property is entered via an entrance hall which provides access to the principal living accommodation and stairs leading to the split-level layout. The lounge is a particularly generous room, enjoying a bright and airy feel with ample space for a variety of furniture arrangements and doors opening out to the rear garden, creating a natural connection between inside and out. The kitchen is well proportioned and offers a range of wall and base level units along with space for appliances, providing a practical layout with scope for updating to suit individual tastes. There is also convenient side access from the kitchen, enhancing day-to-day usability.





First Floor:

The split-level design creates an interesting and practical layout, with the landing providing access to three well proportioned bedrooms and the family bathroom. The bedrooms offer comfortable accommodation for family living, with flexibility for guest use or home working where required. Bedrooms one and two each enjoy excellent views across the golf course. The family bathroom is fitted with a three piece suite comprising of a low level WC, wash hand basin and panel bath, and serves all bedrooms.

Outside:

To the front, the property is approached via a driveway providing off-road parking, with steps leading up through a raised garden area to the entrance. The rear garden extends to approximately 70ft and offers a private and established outdoor space, laid mainly to lawn with a patio area ideal for seating and entertaining. The garden enjoys a pleasant outlook with a sense of privacy, with views across the golf course and nearby woodland, creating an appealing setting for those who enjoy outdoor space and a quieter environment.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fittings 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: 1173 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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