



Rock Lane

Leighton Buzzard, LU7 2QQ

Offers In Excess Of £550,000



QUARTERS  
YOUR NEXT MOVE

## Rock Lane

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We are delighted to present with no upper chain this rarely available two bedroom detached bungalow, enviably positioned on the highly sought after Rock Lane. Combining peace and privacy with superb access to the town centre and mainline station. This beautifully balanced home offers bright and versatile single level accommodation comprising: Entrance hallway, lounge, kitchen, dining room, two cloakroom/WC, store, conservatory, two double bedrooms and a bathroom. Additional benefits include gas central heating, generous landscaped gardens, garage/workshop & driveway parking for multiple cars. Viewing is highly recommended.

### Location:

Rock Lane is widely regarded as one of Leighton Buzzard's most desirable residential locations, prized for its quiet setting while being within easy walking distance of the vibrant town centre, local parks and amenities. For commuters, the mainline train station offers direct services to London Euston in around 30 minutes, and nearby road links include the A5, A505 and M1. This excellent connectivity, combined with nearby countryside walks, ensures the best of both town and country living.

### Layout:

Step inside to a spacious and welcoming hallway which provides access to both bedrooms, cloakroom/WC, family bathroom, lounge, kitchen and dining room. The loft is also accessible from the hallway, with ample cupboards providing excellent storage. Two well proportioned bedrooms offer flexibility, with both rooms overlooking the front garden, there is ample fitted wardrobe space which is perfect for storage. The second is ideal as a guest room, study or hobbies space. The living room/ dining room is accessed via the hallway and can conveniently be opened up to create an open plan feel. The dining room has a cupboard which is a great bonus with further space for furniture. The lounge is bright and airy with a door leading to the conservatory, a fireplace sits in the heart of the room, its perfect for relaxing or entertaining. The conservatory allows for panoramic views of the rear garden, it provides a homely feel and can accommodate a range of furniture. The fitted kitchen sits at the rear and provides ample storage and work surfaces, with a door opening directly to the lobby. A further WC and store are to the rear and is a great addition to the property for further use as a utility room. The family bathroom completes the space and is centrally located, comprising of a hand wash basin, panel bath and shower.

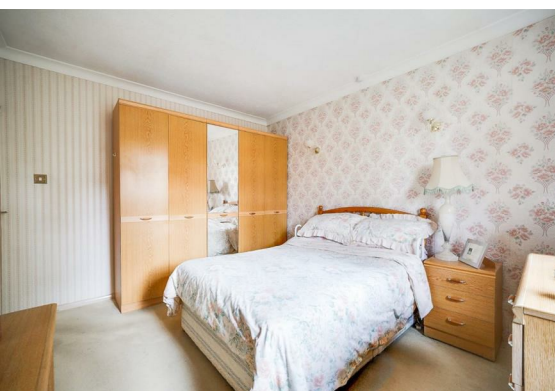
### Outside:

To the front is a private driveway providing off-road parking for multiple cars which leads to the garage and doors. To the rear, the generous garden offers a peaceful





retreat, with a paved patio area to the front and a paved path leading to a level lawn to the rear. Its framed by mature shrubs and secure fencing which is an ideal setting for outdoor dining, entertaining or simply enjoying the sunshine. There is a further door to the workshop with the remainder garage space.



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: 1338 ft<sup>2</sup>

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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