



Lake Street

Leighton Buzzard, LU7 1RX

Offers In Excess Of £375,000



QUARTERS

YOUR NEXT MOVE

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We are delighted to offer for sale with no upper chain this delightful double fronted Grade II Listed property, originally built in 1822, and situated in the heart of the historic market town of Leighton Buzzard. The property provides an excellent opportunity for the buyer to make an exceptional family home with spacious accommodation comprising: Reception room, hallway, cloakroom/WC, lounge, dining room, kitchen, two cellar rooms, three bedrooms (master with en-suite) and a family bathroom. Additional benefits include gas heating, private rear garden and parking*. Viewing is highly recommended. To appreciate the space and character this property has to offer.

Location:

Lake Street is located in the heart of the vibrant Leighton Buzzard Town Centre which is home to an historic market and a range of shops, cafes and amenities all within walking distance. The town benefits from excellent transport links, with the mainline train station providing access to London Euston in as little as 30 minutes, as well as easy access by road links to Aylesbury, Milton Keynes and further afield via junction 11A of the M1.

Ground Floor

Enter through a welcoming solid front door into a bright entrance hallway that immediately showcases this property's thoughtful layout and character features. The inviting snug area features a cozy log burning stove, creating the perfect retreat for quiet evenings or as a dedicated reading room. The spacious dining room is flooded with natural light from large sash windows and offers ample space for entertaining. The bright lounge benefits from an attractive bay window overlooking the rear garden, providing generous room for comfortable living furniture. The well appointed kitchen comes fitted with a comprehensive range of wall and base units complemented by rolled-edge work surfaces, with convenient space for white goods. Additional storage is found in the useful cellar rooms accessed via stairs from the kitchen. A ground floor WC with low-level toilet and wall-mounted wash basin completes this level. The hallway provides seamless access throughout, including a wooden door leading directly to the garden.





First Floor:

A spacious landing leads to three generous double bedrooms, each benefiting from large windows ensuring excellent natural light. The master bedroom features the added luxury of an ensuite shower room with three-piece suite. The family bathroom is fitted with a panel bath, low level WC, and pedestal wash basin, while a convenient airing cupboard provides additional storage. A separate practical study with built-in cupboard offers flexible space for home working.

Cellar:

The large cellar room is currently used as a gym and would make an excellent additional storage space or home office.

Parking:

* There is a parking space that is available to be leased by agreement. We have been advised by the vendor and the management company that this agreement is transferable to the new owner. This will need to be checked by purchasers solicitors during the transaction.

Outside:

The low maintenance rear garden is thoughtfully designed with a paved patio area perfect for outdoor dining, complemented by a lawn area with attractive raised border beds. A separate store area sits under the study and also provides access to the front of the property. Gated access leads to a leased parking space.



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



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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