

South Street

Leighton Buzzard, LU7 3PB

Offers In Excess Of £450,000

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QUARTERS

YOUR NEXT MOVE

South Street

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We are delighted to offer for sale this exceptionally well presented four bedroom Victorian home, ideally situated on the edge of Leighton Buzzard Town Centre and offering an impressive combination of period character and stylish contemporary living. The property has been thoughtfully extended and improved, with accommodation arranged over three floors including a superb 24ft lounge/dining room, an extended kitchen/breakfast room, ground floor cloakroom/WC, three first floor bedrooms and family bathroom, together with a fabulous loft-converted master bedroom with ensuite. The property is presented in immaculate order throughout and further benefits from a generous rear garden, making this an outstanding choice for buyers wanting the character of a Victorian home without compromising on space or modern presentation.

Location:
South Street is a sought after residential road positioned within easy walking distance of Leighton Buzzard's historic Market Town Centre, placing an excellent range of shops, supermarkets, cafés, restaurants, pubs and independent businesses close at hand. The town's twice-weekly charter market is also within easy reach, while Leighton Buzzard Mainline Train Station is approximately 0.8 miles away and provides direct services to London Euston in around 30 minutes. For those travelling by road, the A5, A4146 and nearby M1 provide convenient links towards Milton Keynes, Aylesbury, Dunstable and beyond.

Ground Floor:
The property is entered through a traditional front door into a welcoming entrance hall, with the proportions and character associated with a Victorian home immediately apparent. Stairs rise to the first floor and a door opens into the principal reception space. The impressive lounge/dining room extends to approximately 24ft in length and provides a wonderful space for both everyday family life and entertaining. To the front, a walk-in bay window introduces plenty of natural light and creates an attractive seating area, while the generous proportions allow for a substantial range of lounge and dining furniture. A feature fireplace provides a natural focal point and the room is beautifully presented, with the open arrangement creating an excellent sense of space while retaining distinct living and dining areas. Beyond is the extended kitchen/breakfast room, which is particularly impressive and noticeably light. The kitchen has been refitted with an extensive range of stylish wall and base level units complemented by work surfaces, with integrated appliances and excellent preparation and storage space. The long arrangement leads through to a bright breakfast area at the rear, providing plenty of room for informal dining and making this a genuinely sociable part of the house. French doors open directly onto the garden, creating an excellent connection between the internal and external spaces during the warmer months. Also positioned on the ground floor is the cloakroom/WC, a rare convenience in properties of this age.



























First Floor:
The first floor landing provides access to three bedrooms and the family bathroom, with the quality of presentation continuing throughout. The front bedroom is a particularly generous double room, with a walk-in bay window adding both character and additional floor space. There is ample room for a range of bedroom furniture together with useful built-in storage. The second bedroom is another comfortable double and benefits from fitted wardrobes, while the third bedroom is a well proportioned room suitable as a child's bedroom, guest room or dedicated home office. The family bathroom has been stylishly refitted with a contemporary suite and attractive finishes, creating a smart and modern room which sits comfortably alongside the period character found elsewhere in the property.

Second Floor:
One of the real highlights of the house is the superb loft conversion, which has created an impressive master bedroom occupying the upper floor. The room is exceptionally well proportioned, with ample space for a large bed and a comprehensive range of additional bedroom furniture. Built-in storage makes excellent use of the available space, while doors open to a Juliet balcony, introducing plenty of natural light and providing an elevated outlook across the surrounding rooftops and beyond. Completing the master suite is a stylish ensuite shower room, fitted with a walk-in shower, low level WC and wash hand basin. The result is a private upper floor which feels distinctly separate from the remaining bedrooms and makes excellent use of the home's Victorian proportions.

Outside:
To the front, the property is set back from the pavement behind a traditional low brick wall with gated access and a pathway leading to the front door, complementing the attractive Victorian façade. The rear garden is an excellent size for a town centre home and has been arranged to provide plenty of usable outside space without becoming overly demanding to maintain. Immediately adjoining the house is a paved patio, providing an ideal setting for outdoor dining and entertaining. The garden then extends away from the property with a generous lawn, established planting and further seating areas, including timber decking positioned towards the rear.

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: 1126 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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