



Nine Lands

Hockliffe Leighton Buzzard, LU7 9NN

Guide Price £290,000



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QUARTERS

YOUR NEXT MOVE

Nine Lands

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We are delighted to offer for sale this well presented three bedroom terraced family home, situated within the popular village of Hockliffe and enjoying a pleasant outlook to the rear across open farmland. The property offers well balanced accommodation ideally suited to modern day living, with a bright lounge, separate dining area, practical kitchen and a landscaped rear garden, making it an excellent choice for first time buyers, families or those looking for a village setting. Viewing is highly recommended to fully appreciate the layout, setting and outlook this home has to offer.

Location:

Ninelands is a well established residential setting within the village of Hockliffe, offering a quieter lifestyle whilst remaining conveniently placed for access to Leighton Buzzard, Dunstable and Milton Keynes. The village itself provides a range of local amenities and schooling, while the surrounding countryside offers excellent walking routes and open views. For commuters, Leighton Buzzard mainline station is within easy reach and provides direct services into London Euston, with further road connections available via the A5 and M1.

Ground Floor:

The entrance hall provides access to the lounge and kitchen, with stairs rising to the first floor and useful storage beneath, while vinyl flooring runs throughout the ground floor creating a cohesive and practical finish. The lounge is positioned to the front and offers a bright and airy reception space with ample room for a variety of seating arrangements. An opening leads through to the dining room, which comfortably accommodates a family sized table and enjoys views over the rear garden, creating a natural flow between the two spaces. The dining room also connects to the kitchen, which is fitted with a range of wall and base level units with roll edged work surfaces over, along with space for a cooker, dishwasher and a recessed area for a fridge freezer. A courtesy door provides access to the rear garden, enhancing day-to-day practicality.





First Floor:

The first floor landing provides access to three bedrooms and the family bathroom, along with an airing cupboard and loft access. The master bedroom is positioned to the rear and enjoys far reaching views across open farmland, offering a particularly appealing outlook. There is a further double bedroom to the front, while the third bedroom is a well sized single room benefitting from a built-in wardrobe. The family bathroom is fitted with a three piece suite and completes the first floor accommodation.

Outside:

To the front, the property benefits from a neat lawned garden with a pathway leading to the entrance. The rear garden has been landscaped to provide a balanced and usable outdoor space, featuring paved patio areas, mature planted borders and a central lawn, creating an ideal setting for relaxing or entertaining. Immediately off the kitchen is a brick-built store with an open utility area to the front, providing space and plumbing for a washing machine, with additional enclosed storage to the rear. A gate at the end of the garden provides access and enjoys views across the surrounding fields, enhancing the overall sense of space and setting.



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: 968 ft²

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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