



Lake Street
, Leighton Buzzard, LU7 1RX

Offers In Excess Of £399,950



Lake Street

, Leighton Buzzard, LU7 1RX

Quarters 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 is currently used as a commercial premises with change of use granted to return it to a residential home. 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, four 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.

Locaton:

St Judes 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.

Reception Hall:

Enter via solid front door. Sash window to front aspect. Double panel radiator. Wood burning stove. Wood effect flooring. Coving to ceiling and dado rails. Doors to lounge, cloakroom/WC, reception room, kitchenette and inner hall.

Lounge:

Sash window to front aspect. Double panel radiator. Wood effect flooring. Coving to ceiling and dado rails. Door to:

Reception Room:

Bay window to rear aspect. Double panel radiator. Wood effect flooring. Coving to ceiling.

Kitchen

Window to rear aspect. Ceramic tile floor. Coving to ceiling. Fitted kitchen comprising: One and a half bowl ceramic sink with cupboard under. Further range of wall and base level units with roll edged work surface over. Space for washing machine. Central heating boiler.

Cloakroom/WC:

Single panel radiator. Ceramic tile floor. Half-tiled walls. Fitted suite comprising: Low level WC and wall mounted wash hand basin.

Inner Hall:

Door to stairwell leading to cellar rooms.

Cellar Room One:

Window to front aspect. Double panel radiator. Wood effect flooring. Opening to:

Cellar Room Two:

Window to rear aspect. Single panel radiator. Wood effect flooring.

First Floor Landing:

Doors to first floor bedrooms and bathroom. Access to primary loft space.





Master Bedroom:

Sash window to front aspect. Double panel radiator. Coving to ceiling. Door to:

En-Suite:

Sash window to front aspect. Single panel radiator. Ceramic tile floor. Tiling to all walls. Fitted suite comprising: Low level WC, wall mounted wash hand basin and shower cubicle.

Bedroom Two:

Sash window to front aspect. Double panel radiator. Coving to ceiling.

Bedroom Three:

Sash window to rear aspect. Double panel radiator. Coving to ceiling.

Bedroom Four:

Window to rear aspect. Single panel radiator. Coving to ceiling. Built in storage cupboard. Access to secondary loft space.

Bathroom:

Sash window to rear aspect. Double panel radiator. Airing cupboard. Fitted suite comprising: Low level WC, pedestal wash hand basin and panel bath with shower over. Tiling to all walls.

Outside:

Front:

Small garden areas enclosed by wall and railings. Steps to front door. Gated access to rear.

Rear Garden:

Low maintenance private rear garden with paved patio area and remainder laid to lawn with raised bed border. Gated access to leased parking space.

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.

Agent's Note:

This is a freehold property. The property is Grade II listed. Council Tax Band: Previously band D. The property is linked to the adjacent building by the fourth bedroom and en-suite.



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



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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quartersestateagents.co.uk <https://www.quartersestateagents.co.uk>