

Lords Close

Stanbridge Leighton Buzzard, LU7 9JB

Offers In Excess Of £400,000

2 | 1 | 2 | E

QUARTERS
YOUR NEXT MOVE

Lords Close

Stanbridge Leighton Buzzard, LU7 9JB

We are delighted to offer for sale this two bedroom semi-detached home, occupying a substantial and enviable corner plot at the end of a quiet cul-de-sac in the highly sought after village of Stanbridge. Enjoying generous gardens and attractive countryside views, the property also offers exceptional potential, with planning permission already granted for a substantial two storey side extension designed to transform the property into a spacious three double bedroom family home, if desired. Further benefits include two reception rooms, a refitted kitchen, versatile garden room with air conditioning, detached insulated garage with electric doors and driveway parking for multiple vehicles. Viewing is highly recommended.

Location:
Stanbridge is an attractive and highly regarded Bedfordshire village surrounded by open countryside, yet conveniently positioned for access to Leighton Buzzard and the surrounding towns. The village offers an appealing rural setting with numerous countryside walks on the doorstep, while nearby Leighton Buzzard provides an extensive range of shops, restaurants, leisure facilities and schooling. For commuters, Leighton Buzzard mainline railway station provides direct services into London Euston, while the A5, M1 and surrounding road network provide convenient connections to Milton Keynes, Dunstable and beyond.

Ground Floor:
The accommodation is approached via an entrance hall with stairs rising to the first floor and access through to the living room and kitchen. The living room provides a comfortable and well-proportioned main reception room, offering ample space for a variety of seating and occasional furniture. Separate from the living room is the dining room, creating a useful second reception space which lends itself equally well to formal dining, family use or entertaining, and perfectly situated to enjoy views of the rear garden. The two distinct reception areas give the existing home a particularly versatile layout. The kitchen has been refitted with a modern range of contemporary units and complementary work surfaces, providing a smart and practical workspace with useful storage and preparation space. Off the kitchen is a large lobby, well suited for use as a utility room, and there is a generous store room plus built-in storage cupboard. The existing ground floor already provides comfortable accommodation, while the approved planning permission offers considerable scope to transform this level further. The proposed scheme creates a substantially enlarged open-plan kitchen/dining area, designed to provide an impressive family and entertaining space, together with the addition of a separate utility room and ground floor cloakroom/WC.

























First Floor:
The first floor landing provides access to the two bedrooms and family bathroom. The master bedroom is a generous double room with built in wardrobes and ample space for a range of bedroom furniture, while the second bedroom is also well proportioned and provides views over the surrounding countryside. The family bathroom completes the existing first floor accommodation and is fitted with a three piece suite. Importantly, the approved two storey extension would significantly enhance the first floor, creating a three double bedroom layout. The proposed accommodation includes an enlarged master bedroom with its own en-suite shower room, together with two further double bedrooms, transforming the property from its current two bedroom configuration into a particularly well-proportioned family home.

Outside:
The property's position and outside space are particular highlights. Occupying a generous corner plot at the end of Lords Close, the frontage provides driveway parking for multiple vehicles together with access to the detached garage. The generous garden provides excellent space for families, entertaining and recreation, while its position adjoining open countryside affords attractive rural views and a wonderful sense of openness. Within the garden is a substantial timber cabin fitted with UPVC double glazing, light, power and hot/cold air conditioning. This creates an extremely versatile additional space, ideally suited for use as a home office, gym, studio or games room.

Garage:
The detached garage is fully insulated and benefits from an electric door, light and power, making it suitable not only for secure parking and storage but also offering useful workshop potential.

Agents Note:
Of benefit to the property is the approved planning permission for a substantial two storey side extension, providing the opportunity to significantly increase both the size and versatility of the accommodation. The approved scheme has been designed to create three double bedrooms, including a larger master bedroom with en-suite facilities. At ground floor level, the proposals provide for a significantly enlarged open-plan kitchen/dining space together with a utility room and cloakroom/WC. This represents an excellent opportunity for a purchaser to enjoy the property in its present form while retaining the potential to create a considerably larger family home in this desirable village 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: 1199 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk