



Vicarage Lane

Wing Leighton Buzzard, LU7 0NU

Offers In Excess Of £290,000



QUARTERS
YOUR NEXT MOVE

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We are delighted to offer for sale this two bedroom period home located in the highly sought after Buckinghamshire village of Wing, just a short walk from the village centre and within catchment for the popular Aylesbury Grammar Schooling. The property is presented to the market excellent order with accommodation comprising; Lounge, dining room, kitchen, two bedrooms and a first floor bathroom. Additional benefits include double glazed windows, gas heating and low maintenance rear garden. Viewing is highly recommended to appreciate the period features this property has to offer.

Location:

The Buckinghamshire village of Wing boasts plenty of local amenities, with residents benefitting from local shops, public houses and green spaces. The village further benefits from falling within catchment for sought after Grammar Schooling, and excellent transport links to nearby Aylesbury, Milton Keynes and beyond thanks to the accessibility of Junction 11A of the M1. The property is situated approximately 10 minutes' drive from Leighton Buzzard Mainline Train Station, with trains to London Euston in as little as 30 minutes. The property also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.





Ground Floor:

Enter via the front door into the spacious living room. The room has a cosy feel with a fireplace in the heart of the room, there is a handy built in cupboard proving additional storage. A further door leads through to the inner hallway which provides access to the first floor via the stairs. A further door leads to the dining room. The good sized dining room has a bright and airy feel, there are period features to enjoy with a chimney providing character and two storage cupboards. The kitchen is accessed through the dining room and comprises of a range of wall and base line units with space for white goods and a skylight providing an ambiance of light to flow through. There is a door leading to the rear garden.

First Floor:

The landing provides access to both bedrooms and family bathroom. The master bedroom is to the front, it's a generous size with fitted wardrobes. A further bedroom enjoys views of the pretty rear garden and would make an excellent study if required. A spacious family bathroom completes the upstairs and the stylish suite comprises of a low level WC, vanity hand wash basin and a freestanding bath. There is a cupboard which provides storage.

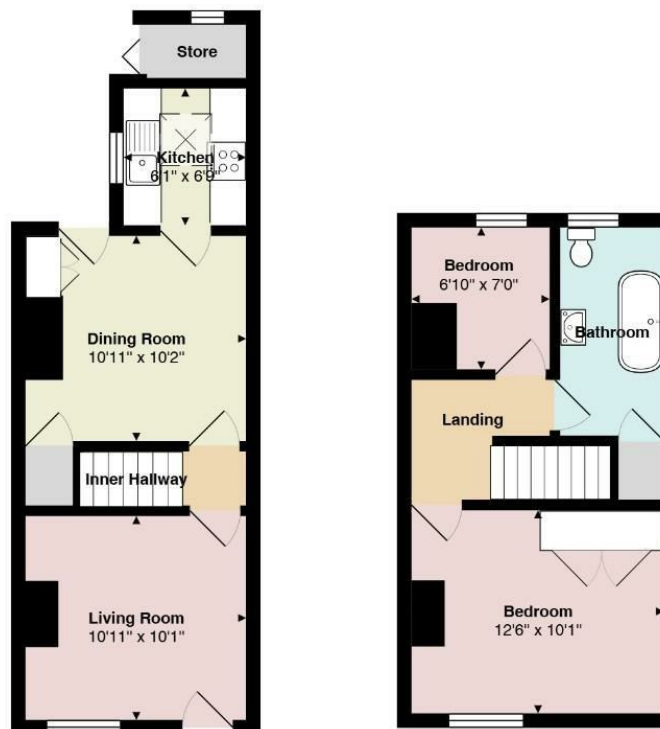
Outside

A gate leads to the alleyway for rear access, there is a store which the current owner uses for additional white goods. The low maintenance rear garden has mature shrubs and borders with a brick built shed providing excellent storage.



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: 625 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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