



Lancaster Way

Pitstone Leighton Buzzard, LU7 9RH

Offers In Excess Of £600,000



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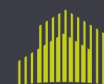
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QUARTERS

YOUR NEXT MOVE

Lancaster Way

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We are delighted to offer for sale this beautifully presented five bedroom detached family home, ideally positioned in a quiet cul-de-sac within the highly sought-after Castlemead development in Pitstone. Offering generous and versatile accommodation arranged over three spacious floors, this impressive property boasts two ensuite bedrooms, a stunning 27ft kitchen/dining/family room, and a private rear garden - making it perfectly suited to modern family living. Additional benefits include double glazing, gas central heating, private rear garden, garage and driveway parking. Viewing is highly recommended.

Location:

Castlemead in Pitstone is a highly popular modern development set against the beautiful backdrop of the Chiltern Hills. The village offers a peaceful lifestyle with excellent access to countryside walks, local amenities and highly regarded schooling. Nearby Tring provides day-to-day shopping needs and a mainline station into London Euston, while Aylesbury and Hemel Hempstead are easily reached for wider facilities. The area benefits from the Buckinghamshire Grammar School system, with several highly acclaimed schools within reach.

Ground Floor:

A welcoming entrance hall sets the tone for this superb home, with stairs rising to the first floor, an understairs storage cupboard, and doors to the lounge, kitchen/dining family room and cloakroom/WC. To the left sits the impressive dual-aspect lounge, a bright and airy space featuring a central stove and French doors opening onto the rear garden - ideal for everyday family life and relaxed entertaining. To the right is the heart of the home: the outstanding 27ft kitchen/dining/family room. Bathed in natural light through windows to the front and rear, this expansive space has been fitted with a generous range of base and eye-level cupboards topped with ample work surfaces. A one-and-a-half bowl sink with mixer tap, space for a Range cooker with extractor over, and integrated appliances - including dishwasher, fridge freezer and washing machine - ensure practicality, while the open plan layout provides the perfect setting for both cooking and gathering. Double glazed doors lead directly to the garden, further enhancing the social flow of this substantial room. A useful cloakroom completes the ground floor accommodation.





First Floor:

The first floor landing gives access to three well-appointed rooms and stairs rising to the second floor. The master bedroom is a spacious and stylish double, enjoying dual aspect windows and its own high-quality ensuite comprising a freestanding bath, double-width shower cubicle, vanity wash hand basin and low level WC. Bedroom two is also a generous double overlooking the front aspect, and benefits from a second ensuite, fitted with a double-width shower cubicle, pedestal wash hand basin and low level WC. Completing this floor is bedroom five - a flexible room ideal for use as a study, nursery or dressing room, depending on lifestyle needs.

Second Floor:

The top floor continues to impress, with a bright landing featuring a rear Velux window and an airing cupboard. There are two further spacious double bedrooms, both extending over 19ft and enjoying dual aspect windows to the front and side. These rooms provide excellent versatility, ideal for older children, guests, or those seeking a private workspace. They are served by a modern family bathroom fitted with a panel bath with shower over, pedestal wash hand basin, low level WC, heated towel rail and Velux window.

Outside:

The rear garden is attractively arranged with a combination of lawn, patio and decked areas - perfect for outdoor dining, children's play and summer relaxation. There is gated side access, outside lighting, a cold water tap, outdoor power socket and a courtesy door into the garage. The front of the property provides further kerb appeal along with driveway parking extending to the garage.



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.

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