

Under 1 Roof



Tinker , LEIGHTON BUZZARD, LU7 2TG
£2,200 Per Month

Tinker , LEIGHTON BUZZARD, LU7 2TG

Nestled on the prestigious Bossington Lane in Leighton Buzzard, this exquisite detached house offers a perfect blend of elegance and comfort. This executive property boasts four spacious bedrooms, providing ample space for family living or hosting guests. The layout includes three well-appointed reception rooms, allowing for versatile use whether for entertaining or quiet relaxation.

The heart of the home features a welcoming lounge, ideal for cosy evenings, while a dedicated study offers a peaceful environment for work or study. With three modern bathrooms, convenience is at your fingertips, ensuring that morning routines run smoothly for everyone in the household.

Set on a private road, this property enjoys a sense of exclusivity and tranquillity, making it a perfect retreat from the hustle and bustle of everyday life. Additionally, the property provides parking for up to three vehicles, catering to the needs of a busy family or those who enjoy hosting visitors.

This home is not just a place to live; it is a lifestyle choice, offering both comfort and sophistication in a sought-after location. With its generous living spaces and prime setting, this property is an exceptional opportunity for those seeking a distinguished residence in Leighton Buzzard.

Hallway

Doors leading to Two bedrooms, Lounge, Cloakroom & Kitchen. Stairs leading to first floor landing. Wood Flooring

Bedroom Three

12'7" x 12'7" (3.85 x 3.85)
3.85m x 3.85m (12' 8" x 12' 8") Window to front aspect with radiator under. Wood Flooring. Door to en-suite

Bedroom Four

14'11" x 9'4" (4.55 x 2.85)
4.55m x 2.85m (14' 11" x 9' 4") Window to front aspect with radiator under. Wood flooring

Cloakroom

Two piece suite in white comprising of low level WC & hand wash basin

Kitchen

19'8" x 12'0" (6.00 x 3.68)
6.00m x 3.68m (19' 8" x 12' 1") County style kitchen complete with Range cooker, Integrated dish washer & American Fridge Freezer. Base & eye level units with granite work tops under. Centre island with breakfast seating area. Butler style sink with mixer tap over. Leading to Dining area. French doors to rear garden.

Utility Room

Door leading to side access. Base units. Washing machine & space for tumble dryer

Dining Room

13'9" x 9'0" (4.20 x 2.75)
4.20m x 2.75m (13' 9" x 9') Windows to rear garden with radiator under. Wood flooring. French Doors to Lounge area

Lounge

20'4" x 16'8" (6.20 x 5.10)
6.20m x 5.10m (20' 4" x 16' 9") Windows to side aspect. Radiator, Log burning stove. Wood flooring. TV & Phone points. French Doors to Dining Room with further French doors to family room

Family Room

23'11" x 10'11" (7.30 x 3.35)
7.30m x 3.35m (23' 11" x 11") Picture window to front aspect. Radiator. TV points. Wood flooring

Bedroom Two

14'11" x 12'9" (4.55 x 3.90)
4.55m x 3.90m (14' 11" x 12' 10") Window to front aspect with radiator under. Wood Flooring. Built in wardrobes with extra eave storage

Bedroom One

20'0" x 15'5" (6.10 x 4.70)
6.10m x 4.70m (20' x 15' 5") Window to rear aspect. Juliet doors overlooking rear garden. Built in wardrobes. Fitted carpets

En suite

Three piece suite comprising of Low level WC, Hand wash basin in vanity unit. Large double shower cubicle housing power shower.

Bathroom

Three piece bathroom with feature bath, hand wash basin & low level WC

Rear Garden

Split level garden complete with large patio area and further decked area. Outside office / Gym (Subject to having the property furnished or unfurnished)

front Garage

Landscaped front garden with off road parking for up to three cars

Directions

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |