



5 Grovebury Farm Close
Leighton Buzzard, LU7 4EQ

£489,000



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HIGHLY EFFICIENT HOME - NO GAS BILLS! | AIR SOURCE HEAT PUMP & UNDERFLOOR HEATING | FOUR BEDROOMS | LANDSCAPED REAR GARDEN | EXCLUSIVE DEVELOPMENT | HOME OFFICE

M & M Properties are delighted to offer this BEAUTIFULLY INDIVIDUAL FOUR BEDROOM FAMILY HOME, which is just one of eight situated within the EXCLUSIVE DEVELOPMENT of Grovebury Farm Close in Leighton Buzzard.

The property has many benefits to include a STUNNING, RECENTLY LANDSCAPED AND PRIVATE REAR GARDEN WITH A DETACHED HOME OFFICE, 17FT LOUNGE/DINING AREA, QUALITY FITTED KITCHEN WITH INTEGRATED APPLIANCES AND UNDERFLOOR HEATING, MASTER BEDROOM WITH ENSUITE AND DRIVEWAY PARKING FOR TWO VEHICLES.

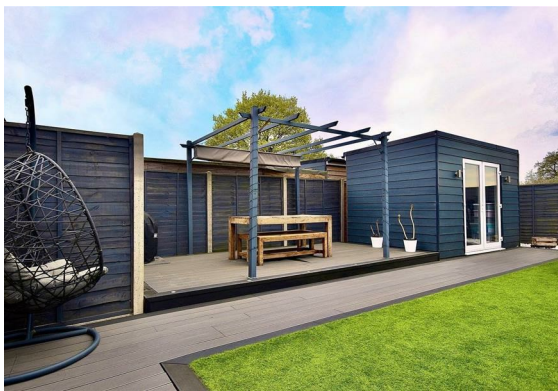
Location

The property is located within Grovebury Farm Close, which is an exclusive development of just 8 individually constructed, energy efficient houses back in 2020, within the traditional market town of Leighton Buzzard. The locations lends itself to being very close to a whole host of local amenities to include a newly established retail park, a Sainsbury's, various restaurants to include the Cod and Waffle, a 24 hour gym as well as a McDonald's. Just a little bit further is the main town centre which is easily walkable which includes various shops, supermarkets, eateries, pubs, bars and a vibrant, twice-weekly charters market. The position also enables commuters easy access to the A5, A421, M1 and the Leighton Buzzard train station which has a direct link to London Euston in approx 30 minutes.

Accommodation

The property rests on a good sized plot, with the accommodation being spacious throughout over three floors. The ground floor is accessed through a solid composite door, comprising of an entrance hallway, downstairs cloakroom, a 17FT DOUBLE ASPECT LOUNGE/DINER with French doors to the rear garden and then finally a high specification fitted kitchen area which comes fitted with a range of wall and base levels units, worksurfaces over with an inset sink/drain, integrated appliances to include a double fridge/freezer, washer/dryer, dishwasher, four ring induction hob, extractor hood and a smart oven. Throughout the ground floor there is UNDERFLOOR HEATING and Venetian blinds on both patio doors.

Stairs rise up to the first floor landing which has a cupboard housing the heating system and a digital thermostat regulator. Doors lead into Bedroom 2 which has a built in wardrobe and views out to the garden at the back, the main family bathroom which consists of a three piece suite including a P shaped bath with rainwater shower over, low level WC and a hand wash basin. Additionally there is access into the walk in dressing area (optional Bedroom 4) which has another built in wardrobe and leads into Bedroom 3. Stairs then rise further up to the top floor which has the MASTER BEDROOM WITH ENSUITE SHOWER ROOM AND VELUX WINDOWS.





Exterior & Parking

The rear garden has been recently landscaped to an exceptionally high standard, creating a low maintenance and easily manageable outside space. The garden is fully enclosed by timber fencing and consists of a central artificial lawn area smartly wrapped by composite decking area. There is an elevated seating area with lights and a pergola providing cover for all seasons. Additionally there are decorative stone borders with a selection of plants, side access to the parking and a home office which has power and light connected making it fully useable all year round. Outside lights and power sockets are also available. At the front is a smaller front garden with a few plants and trees, aswell as a car port providing off road parking for two vehicles.

Tenure

We as agents can confirm this property is Freehold.

Council Tax Band

D



Floor Plan

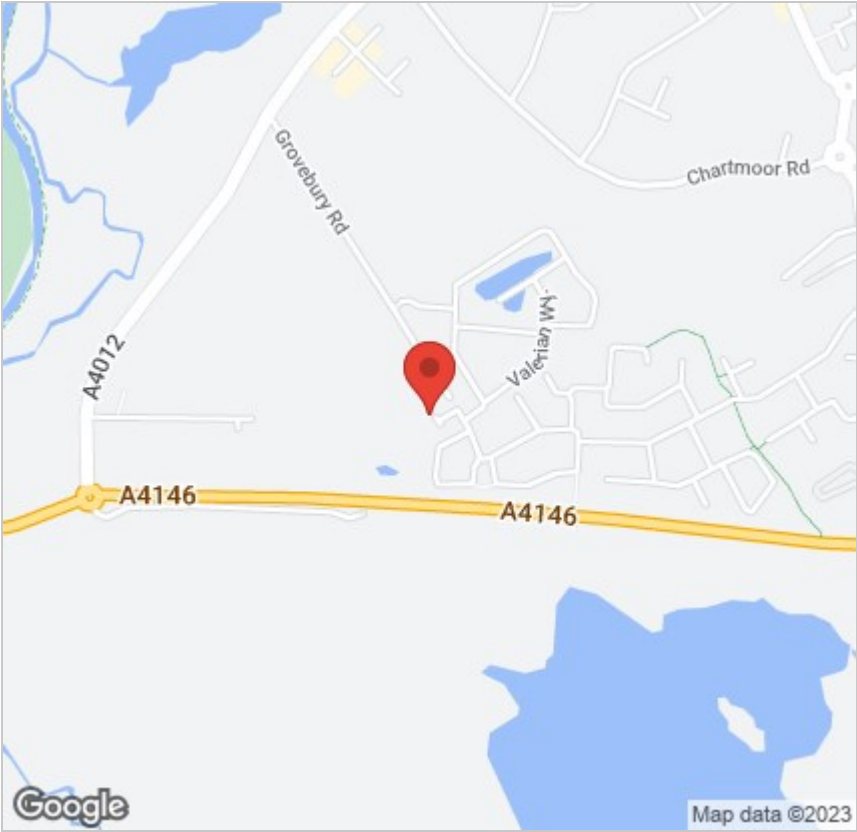


Viewing

Please contact our Leighton Buzzard Office on 01525 377733.
If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.

Area Map



Energy Efficiency Graph

