



Grebe Drive, Leighton Buzzard, LU7 4BH

£250,000



- Beautiful Lakeside Views
- Driveway for Two Cars
- Impressive One Double Bedroom Coach House
- Newly Redecorated Throughout
- Garage Conversion into Home Office
- Private Rear Garden & Front Door
- Freehold Property
- Quiet & Peaceful Location
- 17Ft Living Room with Separate Kitchen
- No Upper Chain

BEAUTIFUL LAKESIDE VIEWS | DOUBLE BEDROOM WITH DOUBLE ASPECT WINDOWS | DRIVEWAY FOR TWO CARS | OWN PRIVATE GARDEN | GARAGE CONVERSION, PERFECT FOR HOME OFFICE | FREEHOLD PROPERTY

M & M Properties are delighted to offer for sale with no upper chain this extremely well presented and newly redecorated, one double bedroom freehold coach house with a garage conversion, double driveway and its own private garden and front door.

The property comes tucked away positioned at the end of the quiet non-through road of Grebe Drive in Leighton Buzzard, with lakeside views across the picturesque Astral Lake aswell as being literally a stones throw away from the scenic walks on offer.

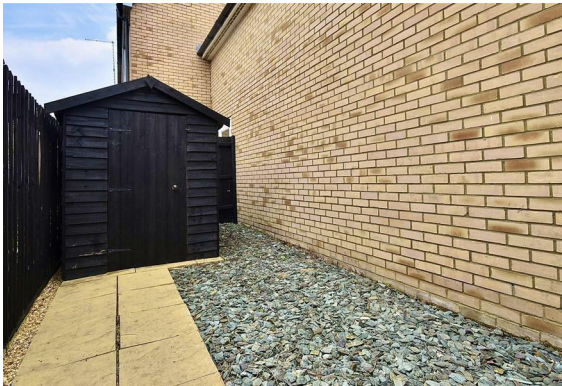
Perfectly suited for the first time buyers looking to get onto the housing ladder, or for the downsizers seeking the more peaceful lifestyle....or even for those wanting to work or run a business from home within the converted garage. Viewings comes with our highest recommendation to fully appreciate!

Location

Situated within the quiet and tucked away, sought-after paved road of Grebe Drive this property enjoys being literally a stones throw away from Astral Lake, where you can enjoy picturesque views and scenic walks. The 'Sandhills' development of Leighton Buzzard itself resides in a vibrant modern community established in the early 2000s.

Enjoying a convenient locale, the residence offers close proximity to an array of amenities, including a Sainsbury's, the Cod and Waffle restaurant, McDonald's, a gym, and the Grovebury Road retail park. Notably, the nearby Astral Park and Lake provide a picturesque setting ideal for leisurely walks.

A short walk from the town centre unveils further conveniences such as diverse shops, restaurants, supermarkets, local butcher shops, and a bustling bi-weekly charter market, adding vibrancy to the area. For commuters, excellent transport links including the A5, A421, A4146, and M1 ensure easy access to various destinations, enhancing the accessibility and appeal of this location.





Accommodation

The property comes with accommodation set over single floor accessed through its own private front door with good sized rooms throughout and benefitting from being newly redecorated. Stairs rise up from the ground floor to a spacious first floor landing with doors to all the rooms, aswell as a handy storage cupboard.

The main living and dining space is well proportioned being over 18ft in length aswell as having two windows that face the front enabling the room to be filled with natural light. In addition there is a fitted kitchen with space for all household appliances, ample storage units to wall and base levels with plenty of worktop space also.

To complete the accommodation there is a shower room and a good sized double bedroom which has a range of fitted wardrobes and double aspect windows overlooking the Astral lake. Additionally the garage has been converted into useable space which could include a variety of ways to be used like an additional living area, optional bedroom, hobby or games room, a home gym or home office!

Exterior & Garden

To the front of the property is the driveway parking aswell as a small garden.

At the rear of the property is a fully enclosed and low maintenance garden area which consists of decorative shingle aswell as paved patio area for outside seating.

There is also a shed to remain and door into the converted garage.

Parking

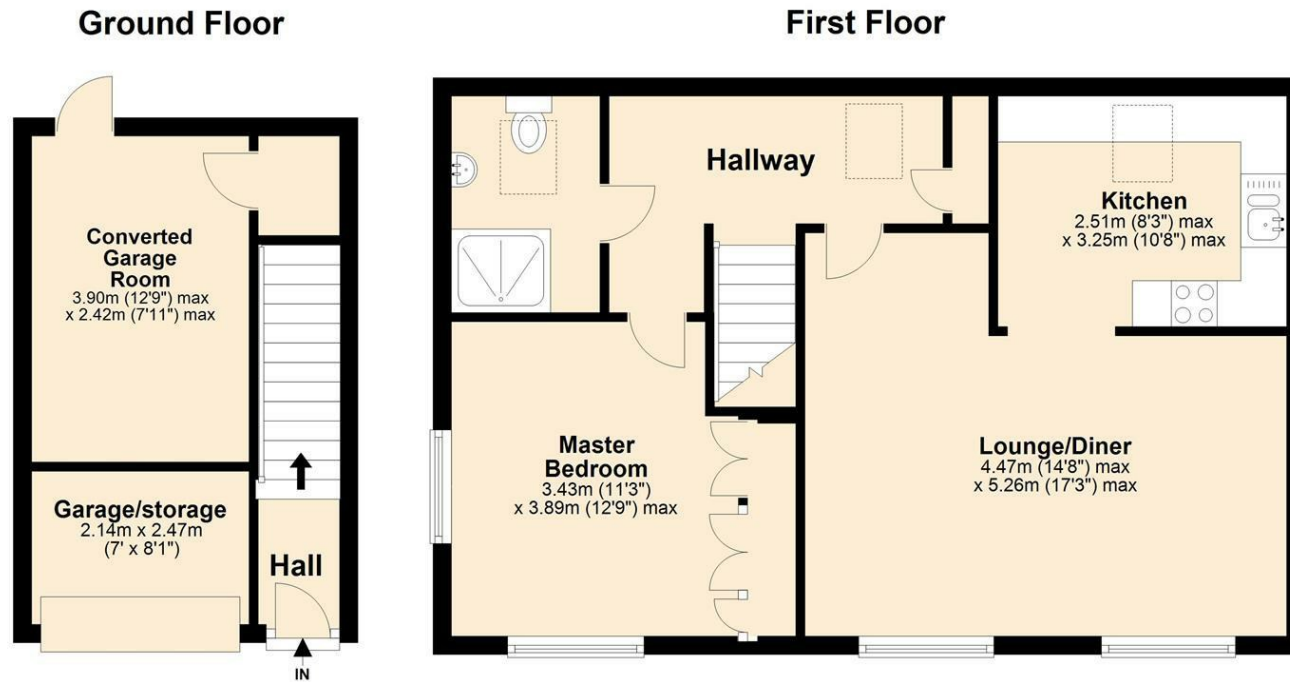
There is a driveway to the front which provides off road parking for up to two vehicles.

Utilities Connected

The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler and an immersion cylinder. There is mains electricity connected.



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.