

Globe Lane, Leighton Buzzard, LU7 2TA

Offers In Excess Of £400,000



- **Detached Family Home**
- **Canalside Country Lane**
- **Rarely Available Hidden Gem in Linslade!**
- **Vast Amounts of Potential and Improvement**
- **In Need of Full Refurbishment Throughout**
- **Generous Corner Plot Garden**
- **Private Woodland Views At Rear**
- **Less than a Mile to Train Station**
- **Large Driveway & Garage**
- **Three Bedrooms**

M & M Properties proudly presents an exceptional opportunity to acquire a detached family home nestled on an expansive corner plot, set along a tranquil canal side country lane in the serene locale of Leighton Buzzard.

This unique property, within an idyllic setting, awaits its new owner to breathe life into it. Offered as a blank canvas, it beckons for refurbishment and renovation throughout, providing an immense opportunity for the discerning buyer to craft their dream home in a highly coveted location.

Positioned nicely on an ample corner plot, the residence is enveloped by lush woodlands, abundant greenery, river banks and captivating scenic views, offering a serene and picturesque living environment.

Location

Globe Lane embodies tranquillity, nestled within a picturesque and secluded non-through road surrounded by serene woodlands. Its proximity to the Grand Union Canal and a brief stroll to the esteemed Globe Inn makes it a hidden gem. Moreover, the convenience of a short walk to the mainline train station, offering a direct 35-minute commute to London Euston, perfectly caters to the commuter lifestyle.

Residents will find Leighton Buzzard town centre at their fingertips, boasting an array of local amenities and shops ensuring a lively and convenient living experience. Leighton Buzzard is a thriving market town with a twice weekly market along a mostly Georgian High Street. The town is becoming well known for its convenient location for both London and the North and now provides a variety of traditional family-owned cafes, restaurants and hairdressers, aswell as dentists, doctors, vets, pubs, restaurants and banks together with Tesco, Waitrose, Marks and Spencer, Morrisons, Homebase and Aldi to name just a few.





Accommodation

The property boasts good sized rooms throughout, with a total square footage of just over 871 square feet (81 square metres) with a huge potential to add extensions subject to necessary planning approval.

The ground floor includes an entrance hallway, a downstairs WC, a kitchen/diner to the front and a Lounge area to the back. Stairs then rise up to a first floor landing with a cupboard housing the boiler, three bedrooms which are two doubles and one single sizes, and then a family bathroom. Loft access is also on this floor.

The property requires refurbishment and renovation throughout, however has been priced accordingly.

Entrance Hallway

Lounge Area

17'0" x 11'10" (5.20m x 3.61m)

Kitchen/Diner

13'5" x 10'5" (4.11m x 3.18m)

First Floor Landing

Bedroom 1

12'4" x 10'7" (3.78m x 3.25m)

Bedroom 2

11'11" x 8'11" (3.64m x 2.72m)

Bedroom 3

9'1" x 7'9" (2.77m x 2.38m)

Bathroom

8'1" x 5'11" (2.48m x 1.82m)

Gardens

The property has an extremely spacious frontage which faces directly onto the country lane as well as being seconds away from the river bank and overlooking the Globe Inn. There is a wide array of plants, bushes and shrubs as well as a selection of woodland trees set within two sections of lawn either side of the driveway. To the side and rear of the property is a mature corner garden which is mainly laid to lawn again full of greenery, trees and shrubs with raised planted flower beds, tall hedging and a few trees. Additionally there are two greenhouses to remain.

Parking

There is a driveway to the front for multiple vehicles as well as a Garage which could possibly provide additional parking if required. Garage is approximately 5.50m x 2.63m.

Additional Information

The property is being sold as seen on each viewing.

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.

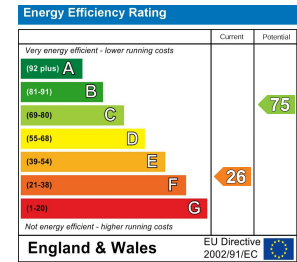
IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of 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.

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Area Map



Energy Efficiency Graph



LOCAL PEOPLE WORKING FOR YOU