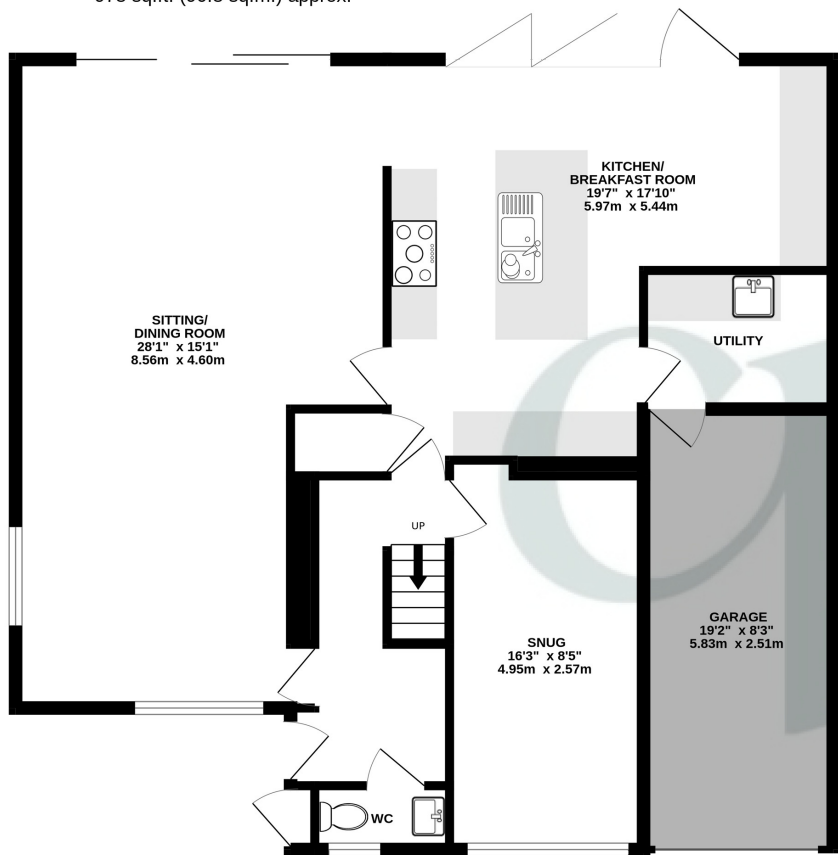


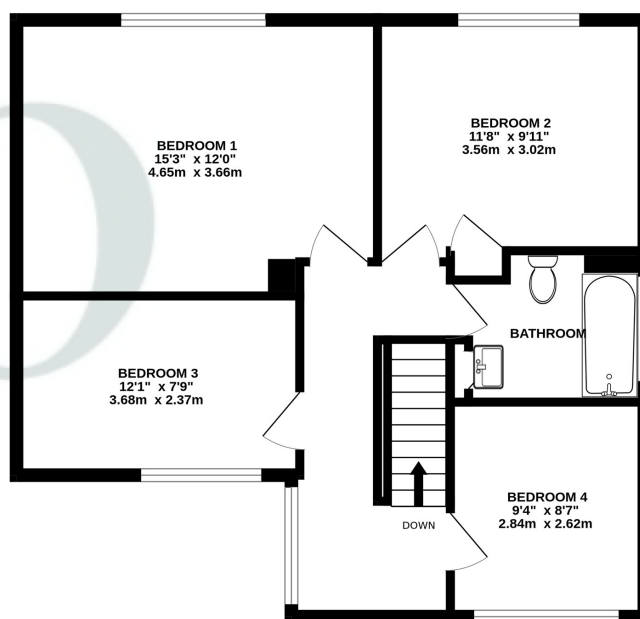


Offers in Excess of £700,000
MK45 2PJ
Amptill, Bedfordshire,
13, Lea Road

GROUND FLOOR
978 sq.ft. (90.8 sq.m.) approx.



1ST FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1607 sq.ft. (149.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 1, Church Street | MK45 2PJ
T: 01525 403033 | E: amptill@country-properties.co.uk
www.country-properties.co.uk

country
properties

Located on the very highly regarded Lea Road only a stumble down the Kings Arms Path from Ampthill's Georgian market town and all of it's amenities, this four bedroom detached family home with it's exceptional open plan living and 140ft garden is arguably pick of the bunch!

- Four bedrooms and one bathroom.
- Stunning west-facing garden, circa 140ft, backing on to King's Arms Path.
- Integrated garage and off-road parking.
- Open plan family living opening on to the garden.
- A short distance to Ampthill's town centre and the highly regarded local schools.

Ground Floor

Entrance Hall

Entrance door, stairs rising to first floor, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, heated towel rail, double glazed window to the front.

Snug

16' 3" x 8' 5" (4.95m x 2.57m) Double glazed window to the front, radiator.

Sitting/Dining Room

28' 1" x 15' 1" (8.56m x 4.60m) Feature log burner, sliding patio doors opening to the garden, double glazed windows to all aspects, radiators, opening to:

Kitchen/Breakfast Room

19' 7" x 17' 10" (5.97m x 5.44m) A range of base and wall mounted units with quartz work surfaces over, central island with breakfast bar and 2 stainless steel sink and drainers with mixer taps, split-level ovens and induction hob with extractor over, integrated dishwasher, space for American style fridge/freezer, bi-folding doors opening to the garden, radiator.

Utility

A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, space for appliances, door to garage, radiator.



First Floor

Landing

Access to loft, double glazed window to the side.

Bedroom One

15' 3" x 12' 0" (4.65m x 3.66m) Double glazed window to the rear, radiator.

Bedroom Two

11' 8" x 9' 11" (3.56m x 3.02m) Storage cupboard, double glazed window to the rear.

Bedroom Three

12' 1" x 7' 9" (3.68m x 2.36m) Double glazed window to the front.

Bedroom Four

9' 4" x 8' 7" (2.84m x 2.62m) Double glazed window to the front, radiator.

Bathroom

A suite comprising of a tiled bath with shower over, low level WC, wash hand basin, vanity storage mirror, heated towel rail, double glazed window to the side.

Outside

Rear Garden

A stunning west-facing rear garden backing on to the King's Arms path and the King's Arms garden, mainly laid to lawn with patio seating area and the rear of the garden home to very mature trees.

Parking

Gravel driveway providing off-road parking plus an integrated garage with up and over door housing gas combi-boiler.

