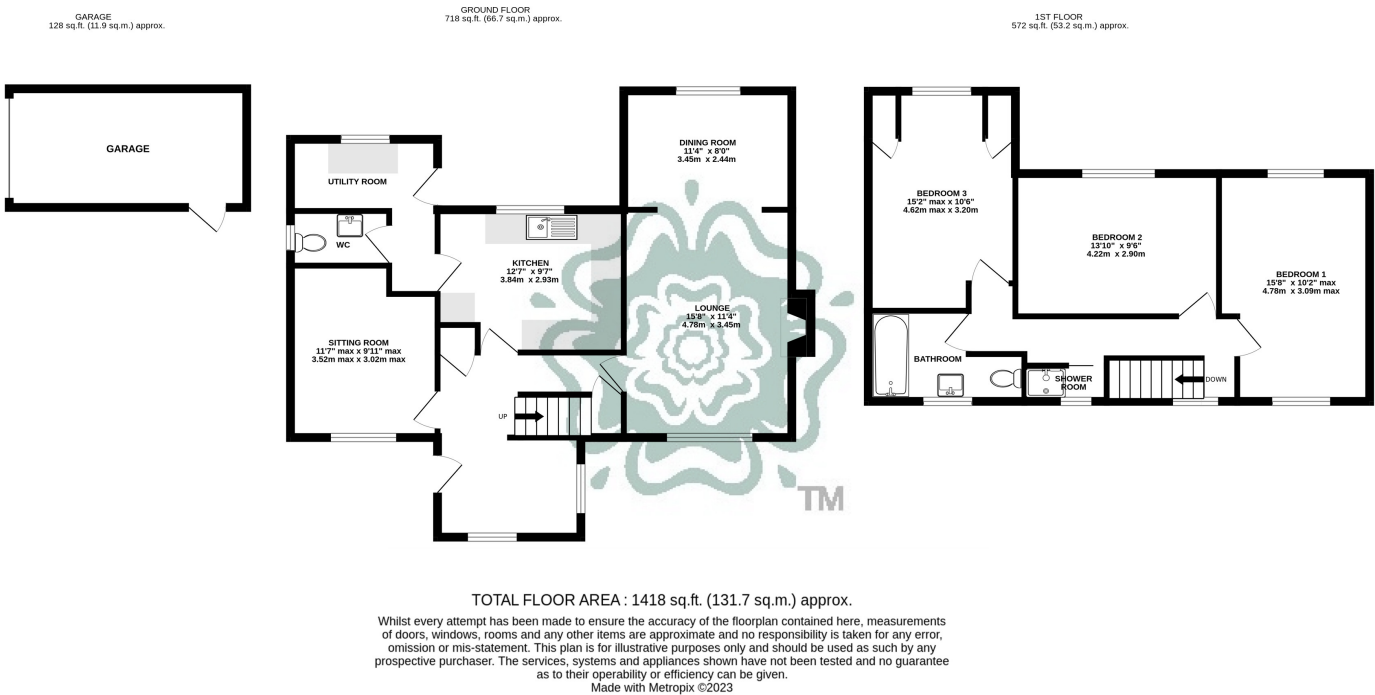


Floor Plans



26, Lea Road

Amphill, Bedfordshire,
MK45 2PT
£575,000

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: amphill@country-properties.co.uk
www.country-properties.co.uk



What an opportunity! This 3 bed detached on approximately 0.15 acres has so much potential STPP. A large garden, detached garage and close proximity to the town centre mean this could be a perfect future proof, family home.

- In need of modernisation - huge potential!
- Significant space to extend STPP.
- Great location, quiet road and close to the town centre.
- Three double bedrooms.
- Garage and off-road parking.
- Highly regarded local schools.

Ground Floor

Entrance Hall

Entrance door to the front, double glazed windows to the front and side, radiator.

Cloakroom

A suite comprising of a low level WC, wash hand basin, double glazed window to the side.

Lounge/Diner

Lounge - 15' 8" x 11' 4" (4.78m x 3.45m)
Diner - 11' 4" x 8' 0" (3.45m x 2.44m) Feature fireplace, double glazed windows to the front and rear, radiator.

Sitting Room

Max. 11' 7" x 9' 11" (3.53m x 3.02m) Double glazed window to the front, radiator.

Kitchen

12' 7" x 9' 7" (3.84m x 2.92m) A range of base and wall mounted units with work surfaces over, stainless steel sink and drainer with mixer tap, space for appliances, double glazed window to the rear, radiator.

Utility

A range of base and wall mounted units with work surfaces over, space for appliances, combi-boiler, double glazed window to the rear, radiator.

First Floor

Landing

Double glazed window, radiator, loft access.

Bedroom One

Max. 15' 8" x 10' 2" (4.78m x 3.10m) Double glazed windows to the front and rear, radiator.

Shower Room

A 'wet room' shower, towel rail, double glazed window to the front.

Bedroom Two

13' 10" x 9' 6" (4.22m x 2.90m) Access to loft, double glazed window to the rear, radiator.

Bedroom Three

Max. 15' 2" x 10' 6" (4.62m x 3.20m) Double glazed window to the rear, radiator.

Bathroom

A suite comprising of a panelled bath, wash hand basin, low level WC, radiator, double glazed window to the front.

Outside

Rear Garden

An east facing garden, mainly laid to lawn with the garage and driveway to the rear of the garden.

Directions

From the centre of Ampthill take Church Street towards Maulden. Take the first right opposite the church and follow the road along into Lea Road.

THESE ARE PRELIMINARY DETAILS TO BE APPROVED BY THE VENDOR

AMPTHILL – is a Georgian market town steeped in history with connections to Henry VIII. Situated between Bedford and Luton it has a population of about 14,000. A regular market with local traders has taken place on Thursdays for centuries. The town has several lively pubs, a wide variety of very well-regarded restaurants, a Waitrose supermarket and a selection of small independent specialist shops and a small museum. A number of small businesses such as solicitors, estate agents, financial services, hairdressers, and music schools are located in town. Larger businesses are to be found on the commercial and industrial developments on the outskirts, along the town’s bypass. Ampthill Great Park is beautiful, a great place to walk the dogs. There’s a children’s play area and a place to get a snack and a refreshment. It also hosts a three day music and family gala weekend in the summer. Ampthill also has a high concentration of public amenities, The local Upper School in Ampthill, Redborne School, is a very successful 13 - 18 school. There is a bus service to Bedford and a private bus to the excellent Harpur Trust schools. There is also a doctor’s surgery, fire & ambulance stations. Ampthill benefits from excellent commuter links, located between junctions 12 and 13 of the M1, nearby the A6 links Luton to Bedford and the A421 an efficient road into Milton Keynes. Ampthill is twinned with Nissan Lez Enserune in France. There are also rugby, football, cricket and bowls clubs.

NB

The vendors are intending on adding an overage clause to the property in the event of the erection of an additional dwelling on the plot of number 26 Lea Road.

