



Crossing Cottage

Billington Road, Leighton Buzzard,
Bedfordshire, LU7 4TN

£775,000

COUNTRY PROPERTIES
PART OF HUNTERS

Dating back to the 1850's and originally 'The Crossing Keepers Cottage' this unique 4 bedroom detached home has been updated throughout to provide a balanced blend of modern and period features.

- Fantastic presentation throughout - just move in!
- Potential to convert the 22ft games room into annex accommodation, subject to planning
- Remote controlled electric gates and ample parking for 6 cars
- No upward chain
- Master and 2nd bedroom both with fitted wardrobes and en-suite shower rooms
- Superb size westerly facing garden with lots of space for 'alfresco' dining and for the children to run free
- Individual home of style & distinction



Ground Floor

Entrance Porch

Feature Gothic arch solid entrance door to front. Double glazed window to side. Opening into:

Entrance Hall

Ceramic tiled flooring. Turning stairs rising to first floor with understairs storage cupboard and fitted wine rack. Doors into cloakroom, utility room and living/dining room.

Cloakroom

Low level flush wc, and wash hand basin. Radiator. Obscure double glazed window to side.

Utility Room

9' 6" x 6' 3" (2.90m x 1.91m) Plumbing for washing machine. Double glazed window and door to side.

Kitchen/Breakfast Room

29' 1" x 12' 7" (8.86m x 3.84m) A range of wall and base units with rolled edge worksurfaces and upstands. Fitted eye level double oven and grill. Ceramic hob with stainless steel splashback extractor hood over. Inset stainless steel sink and drainer with mixer tap over. Integrated fridge/freezer and dishwasher. Breakfast bar. Wood effect flooring. Radiator. Double glazed window to rear. Door into games room. Sliding patio doors opening onto rear garden.

Living/Dining Room

22' 9" x 19' 7" (6.93m x 5.97m) Maximum measurement. Triple aspect room with double glazed windows to front, side and rear. Brick open fireplace and hearth with inset fire. Wood effect flooring. Exposed ceiling beams. Feature brick wall. Wood effect flooring. Radiator. Double glazed sliding doors opening onto rear garden.

Games Room

22' 11" x 15' 9" (6.99m x 4.80m) Ceramic tiled flooring. Bar area with worksurface, shelving and contemporary pendant lighting. Double glazed windows and sliding doors opening onto rear garden.

Agents: Note: Possible to convert to annex accommodation, subject to any necessary planning consents.



First Floor

Landing

Window on half landing. Two double glazed windows to side. Doors into all rooms.

Master Bedroom

12' 3" x 11' 2" (3.73m x 3.40m) Dual aspect room with double glazed windows to side and rear. Radiator. Built-in wardrobe. Door into:

En-Suite Shower Room

Suite comprising shower cubicle, wash hand basin and low level flush wc. Heated towel rail. Tiled splashbacks.

Bedroom 2

15' 9" x 8' 8" (4.80m x 2.64m) Double glazed window to side. Fitted wardrobe. Radiator. Door into:

En-Suite

Suite comprising shower cubicle, low level flush wc with concealed cistern and vanity wash hand basin. Chrome heated towel rail. Ceramic tiled floor. Obscure double glazed window to side.

Bedroom 3

12' 10" x 12' 0" (3.91m x 3.66m) Double glazed window to side. Radiator.

Bedroom 4

10' 1" x 8' 10" (3.07m x 2.69m) Velux window to front. Radiator.



Family Bathroom

Suite comprising claw foot bath with mixer tap/shower attachment, low level flush wc and pedestal mounted wash hand basin with tiled splashback. Ceramic tiled floor. Radiator. Obscure double glazed window to front.

Outside

Front Garden

Timber electric remote controlled double gated access opening to gravelled driveway providing parking for approximately 6 cars. Gated access to rear garden.

Rear Garden

Laid mainly to lawn with large patio area and mature shrubs and trees. Gated access to front.

Double Garage

Power and light connected. Window to kitchen/breakfast room. Door into games room.

Agent Note: CCTV is fitted. Sewage system is on a private septic tank.

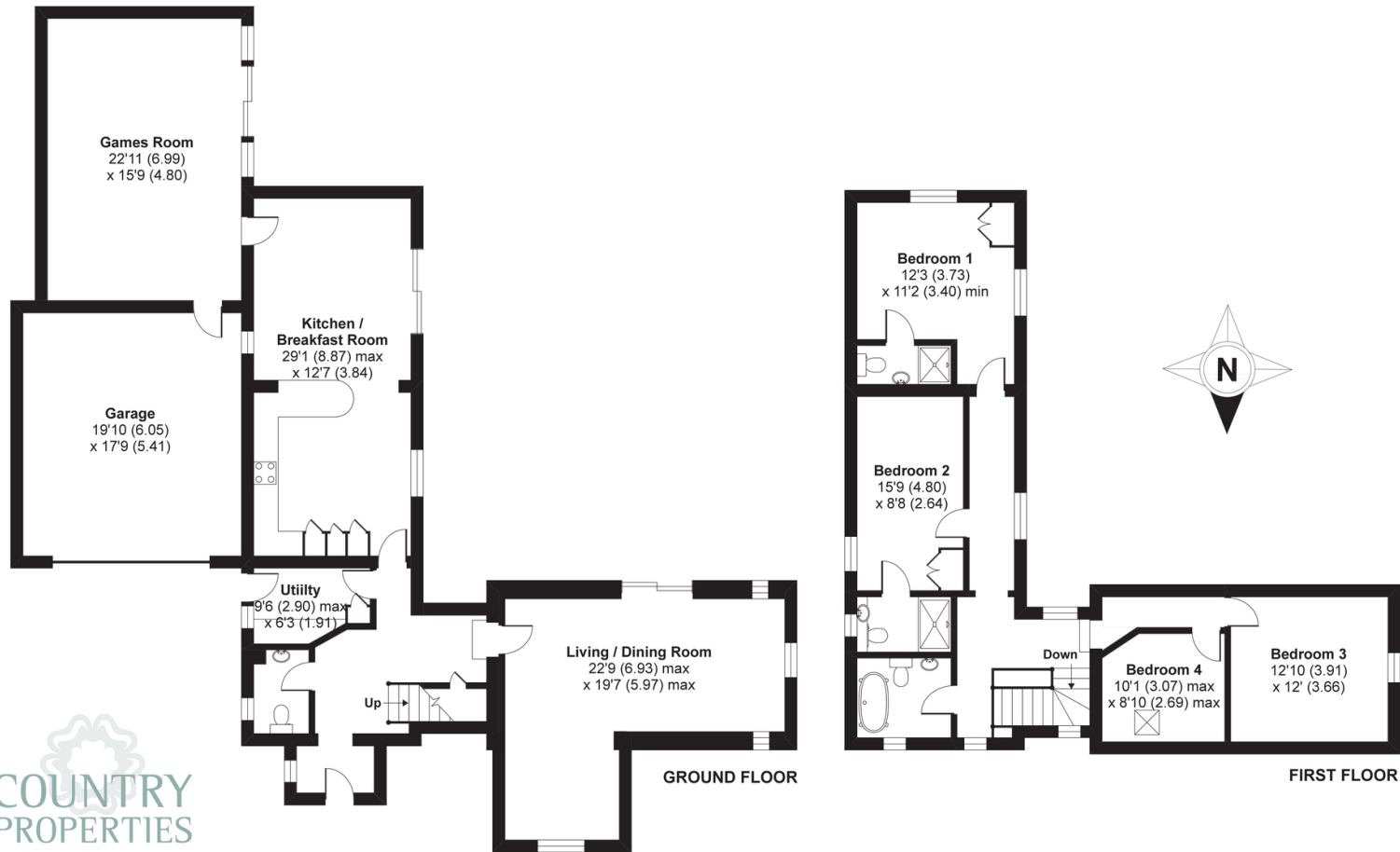
For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



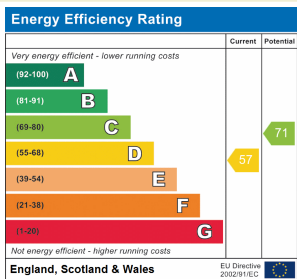


APPROX. GROSS INTERNAL FLOOR AREA 2645 SQ FT 245.7 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2019 Produced for Country Properties REF : 532070



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 | 46-48, High Street | SG17 5DG

T: 01462 811822 | E: shefford@country-properties.co.uk

www.country-properties.co.uk

