

Leighton Road, Northall, LU6 2GA
Asking price £600,000

Sears & Co
estate & letting agents







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A unique three/four bedroom link detached property within a gated private development nestled within the hamlet of Northall, near to Edlesborough and Leighton Buzzard. This charming property offers privacy and is approximately 1400 square feet of accommodation spread over two floors and enjoys far reaching views of the neighbouring countryside. Chain Free.

The accommodation comprises entrance hall, kitchen/breakfast room, separate dining room, study/fourth bedroom, living room with French doors into the garden, two further bedrooms on the ground floor one with an en-suite and a ground floor family bathroom. The first floor is the principal bedroom with ensuite and has a triple aspect view of the fabulous countryside.

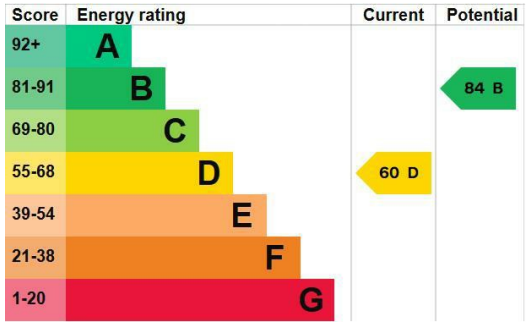
There are two air conditioning units located in the living room and the principal bedroom. The heating is oil with a 1100 litre tank that is cleverly concealed within the grounds.

Externally, there is lawned garden area with a patio immediately outside of the living room doors. A side access leads to a small courtyard ideal for storage.

Council tax band E. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Buyer Information: To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

Referral Fees: We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



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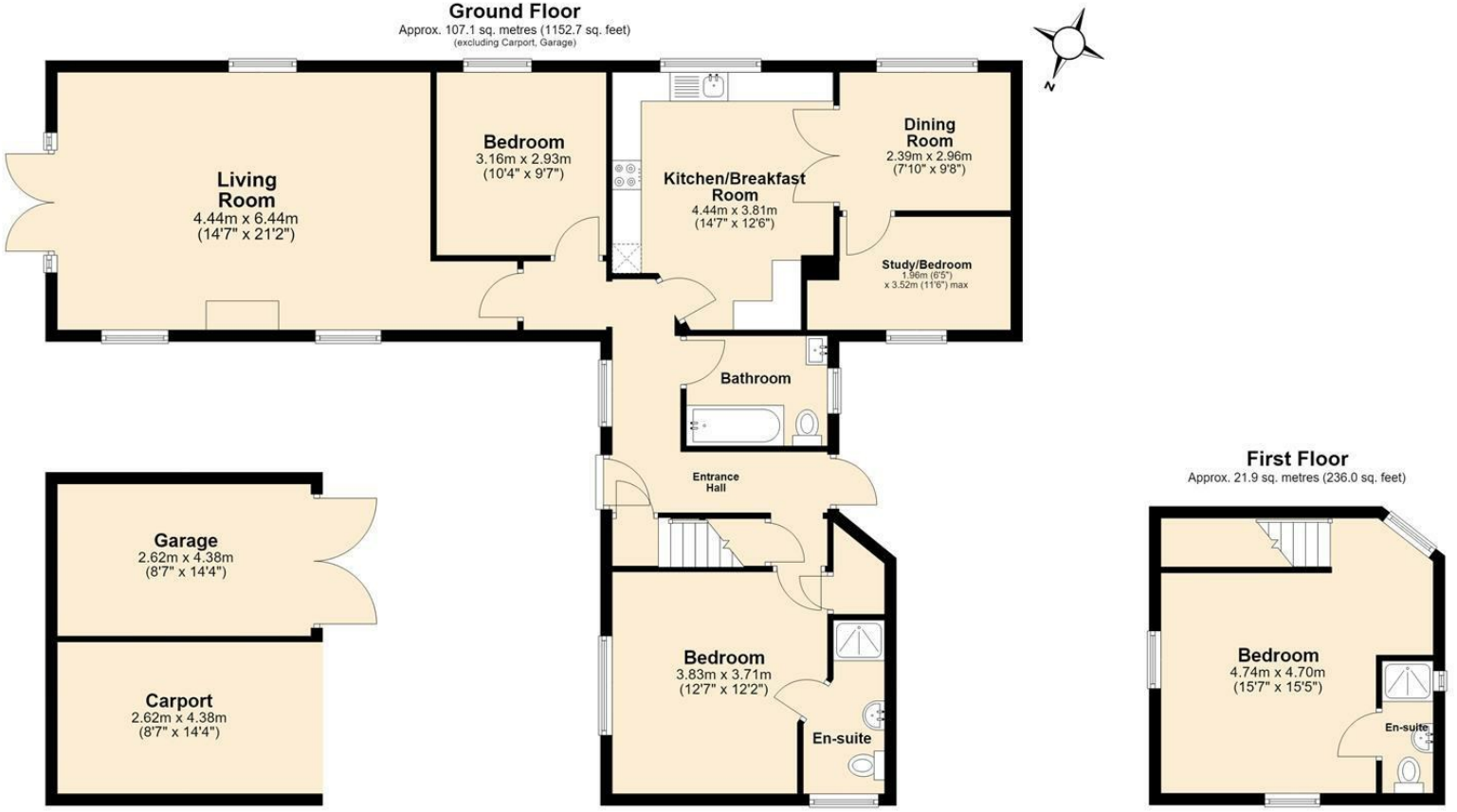












Total area: approx. 129.0 sq. metres (1388.7 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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