



HUNTERS[®]
HERE TO GET *you* THERE

30 Lammas Walk, Leighton Buzzard, LU7 1JB

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£310,000

- THREE BEDROOM SEMI DETACHED HOME
- TWO RECEPTION ROOMS
- CLOSE TO LOCAL AMENITIES and TRANSPORT
- CONSERVATORY
- PERMIT PARKING
- NO ONWARD CHAIN
- FRONT and REAR GARDENS
- UTILITY ROOM
- CLOSE PROXIMITY TO THE TOWN CENTRE
- INTERACTIVE VIRTUAL TOUR

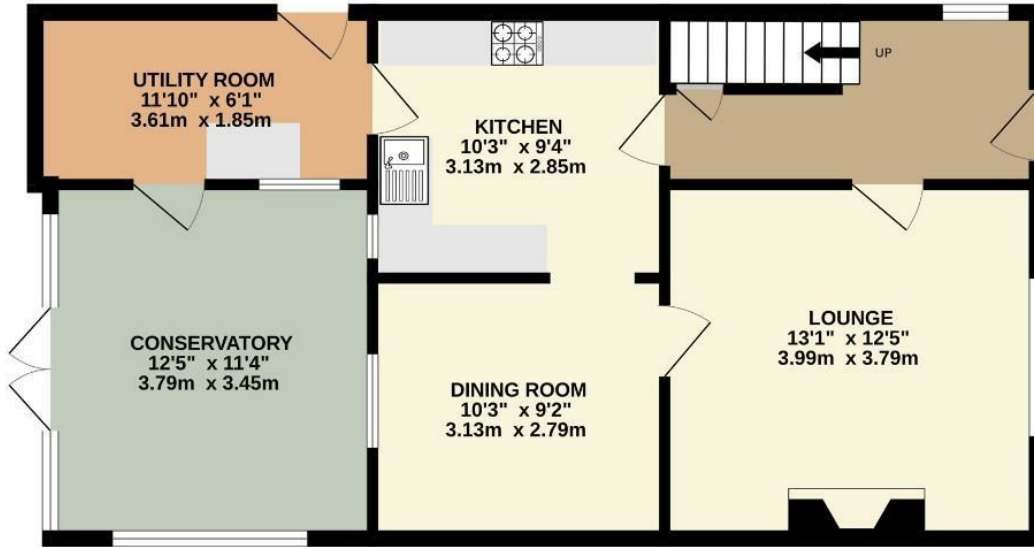
Hunters are delighted to market this three bedroom semi-detached family home, located within a highly sought after area of Leighton Buzzard and offered with NO ONWARD CHAIN.

In brief this great opportunity comprises; lounge, dining room, kitchen, utility room, conservatory, three bedrooms and bathroom with separate W/C.

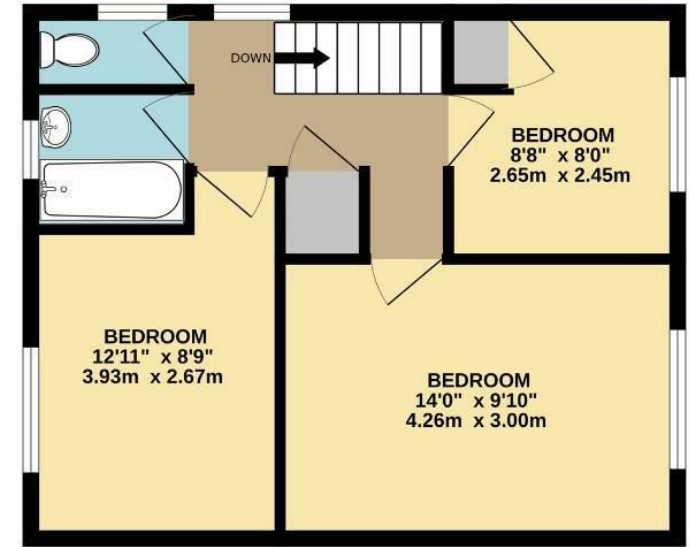
The property benefits from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.

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GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.

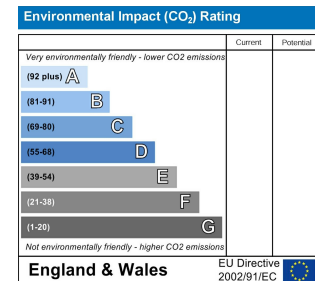
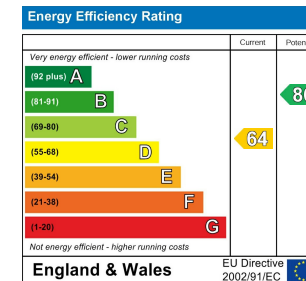


1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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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Entrance Hall

Part glazed door to the front. Stairs rising to the first floor. Hive heating control. Understairs storage and radiator.

Lounge

Double glazed window to the front aspect. Tiled fireplace with electric fire. Fitted carpet.

Dining Room

Double glazed window to rear aspect. Fitted carpet and radiator.

Kitchen

Double glazed window to rear aspect. A range of floor and wall mounted units consisting of drawers and cupboards with a worktop over. Single bowl stainless steel sink and drainer. Space for a gas cooker. Extractor hood. Door to utility room.

Utility Room

Part glazed door to side. Floor mounted unit with a worktop over. Space for a fridge-freezer. Plumbing for a washing machine. Door to conservatory.

Conservatory

Dual aspect double glazed windows. Double glazed patio door opening to the rear garden.

Landing

Double glazed window to side aspect. Fitted carpet and access to the loft. Storage cupboard.

Bedroom One

Double glazed window to front aspect. Fitted carpet and radiator.

Bedroom Two

Double glazed window to rear aspect. Fitted carpet and radiator.

Bedroom Three

Double glazed window to front aspect. Fitted carpet and radiator. Storage cupboard.

Bathroom

Double glazed window to rear aspect. Two piece bathroom suite comprising; bathtub with shower over and a wash hand basin. Separate W/C.

Separate W/C

Double glazed window to side aspect. W/C.

Front

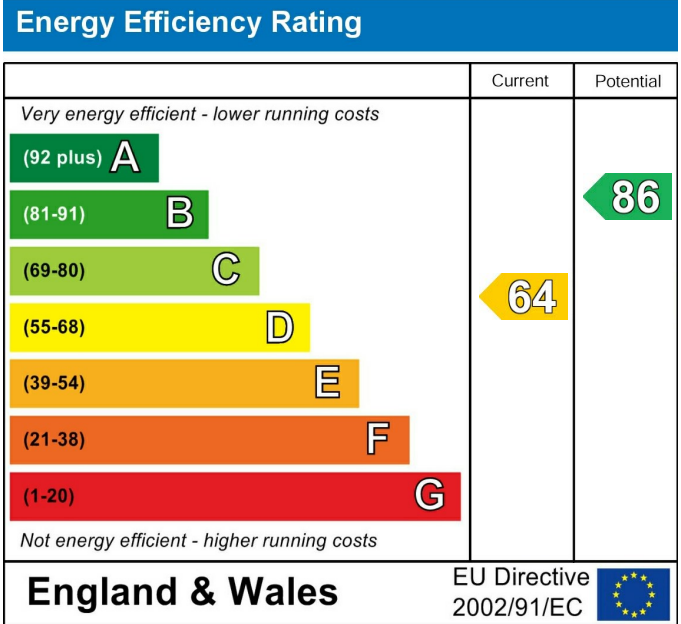
Mainly laid to lawn with mature flower beds. Can be converted into a driveway (STPP). Pathway leading to the front door.

Parking

Permit parking (subject to application).

Rear

Enclosed rear garden mainly laid to lawn with a patio seating area. Mature flower beds and trees.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.







