



Lomond Drive, Leighton Buzzard
LU7 2XH

Offers In Excess Of
£375,000



Lomond Drive, Leighton Buzzard

DESCRIPTION

Hunters are delighted to market this extended three bedroom semi detached family home, located within the highly sought after Linslade, Leighton Buzzard.

In brief this property comprises; entrance porch, cloakroom, lounge and kitchen/dining room. Upstairs there are three bedrooms and a shower room.

Externally this property benefits from an enclosed landscaped rear garden, driveway parking and garage.

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.



ROOMS

Entrance Porch

Entrance via composite part glazed door. Karndean flooring.

Lounge

Fitted carpet. Radiator. Double glazed window to front aspect. Stairs rising to first floor.

Kitchen/Diner

A range of wall and base units with worktop over. Stainless steel sink. Tiled splash back. Integrated double oven with four ring gas hob and extractor above. Integrated fridge/freezer. Space for dishwasher. Radiator. Karndean flooring. Double glazed window to side aspect. Double glazed patio doors to garden.

Cloakroom

White two piece suite comprising; Wash hand basin. W.C. Space and plumbing for washing machine. Radiator. Karndean flooring. Double glazed opaque window to rear aspect.

Landing

Fitted carpet. Storage cupboard. Access to loft.

Bedroom One

Fitted carpet. Radiator. Double glazed window to front aspect.

Bedroom Two

Fitted carpet. Built in wardrobe and units. Radiator. Double glazed window to rear aspect.

Bedroom Three

Fitted carpet. Cupboard housing boiler. Bespoke fitted dressing area with wardrobes.

Shower Room

White three piece suite comprising; Corner shower. Inset vanity wash hand basin. W.C. Tiled walls and flooring. Shaver point. Chrome heated towel rail. Double glazed opaque window to rear aspect.

Frontage

Driveway parking. Path leading to front door. Mature shrubs.

Garden

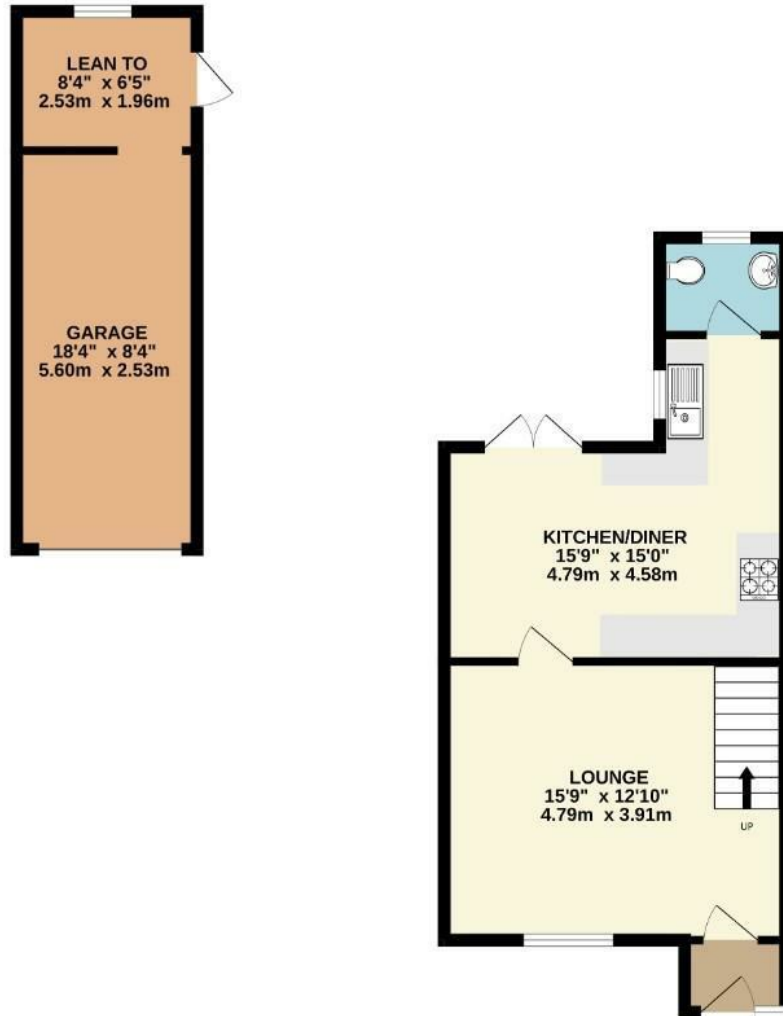
Paved patio areas with laid to lawn. Fully enclosed, surrounded by mature shrubs. Outside tap.

Garage

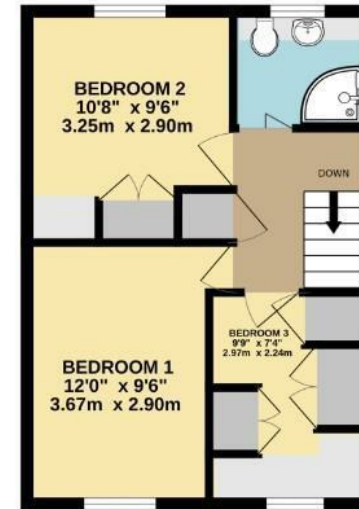
Up and over door. Power and lighting.



GROUND FLOOR
634 sq.ft. (58.9 sq.m.) approx.

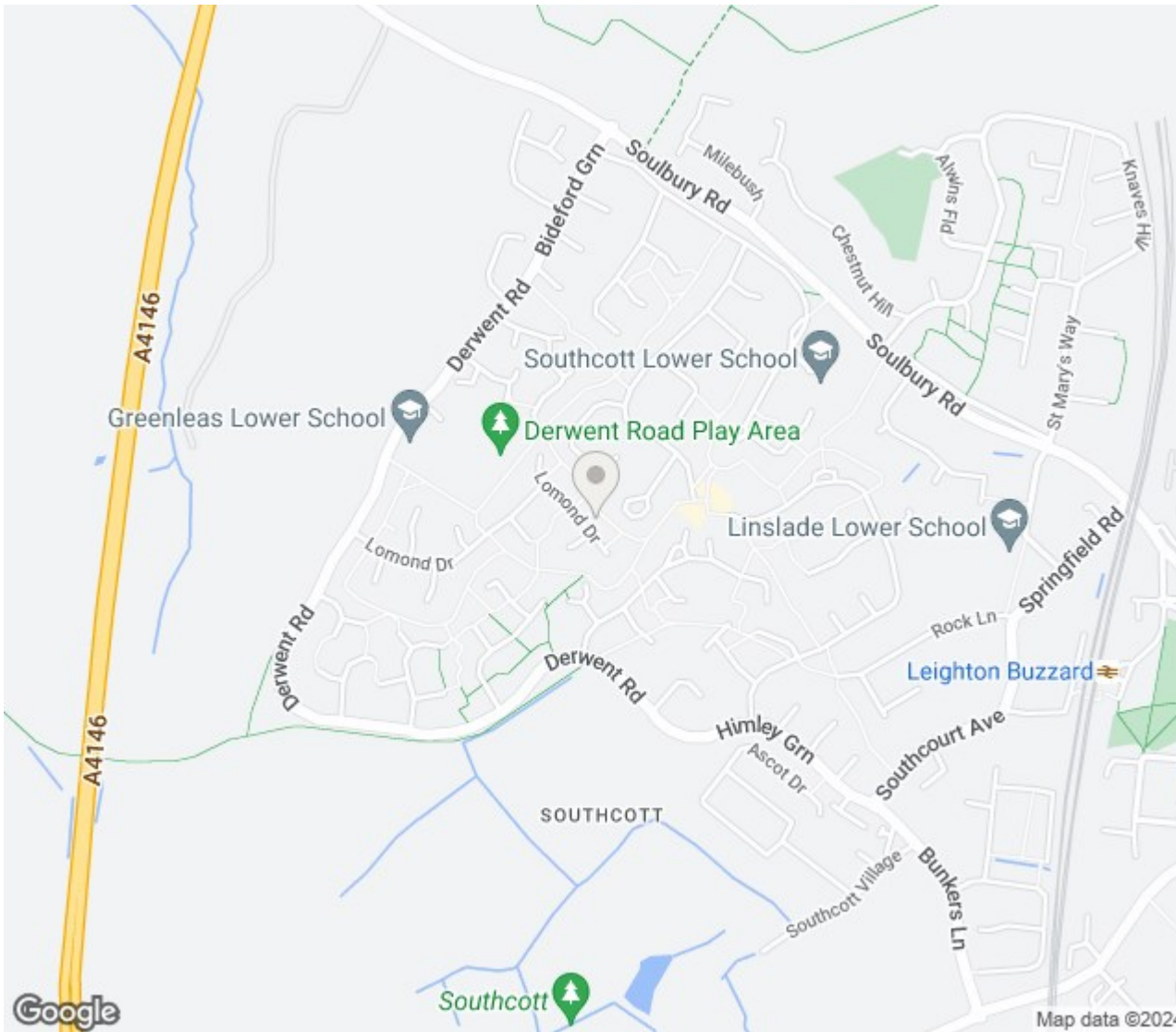


1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 991 sq.ft. (92.1 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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ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Thinking of Selling?

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.

