



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

29 Babbage Grove, Leighton Buzzard, LU7 3GA

## 29 Babbage Grove, Leighton Buzzard, LU7 3GA

£415,000

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- DOWNSTAIRS CLOAKROOM
- EN-SUITE TO MAIN BEDROOM
- DRIVEWAY PARKING and GARAGE
- CLOSE TO LOCAL AMENITIES and TRANSPORT
- NO ONWARD CHAIN
- LIVING/DINING ROOM
- ENCLOSED LANDSCAPED REAR GARDEN
- APPROX. 5 YEARS LEFT NHBC WARRANTY
- INTERACTIVE VIRTUAL TOUR

Welcome to this stunning property located on this popular modern development. This delightful home boasts a well-appointed kitchen, lounge/dining room, perfect for entertaining guests or relaxing with family. With three bedrooms, cloakroom and two bathrooms. There is ample space for everyone to enjoy. NO ONWARD CHAIN.

The property is beautifully presented, offering a warm and inviting atmosphere from the moment you step inside. The classic yet modern design and attention to detail makes this house a true gem in the area.

One of the standout features of this property is the warranty that comes with it, providing you with peace of mind and assurance for the future. There is driveway parking for multiple vehicles, a landscaped rear garden and a garage.

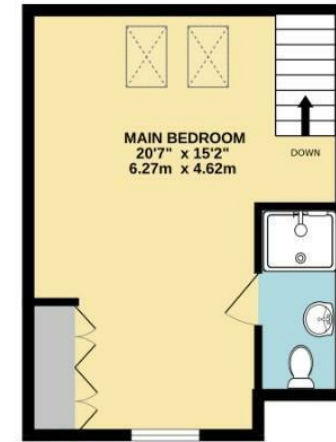
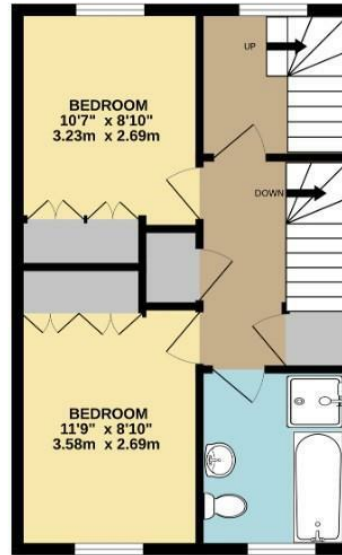
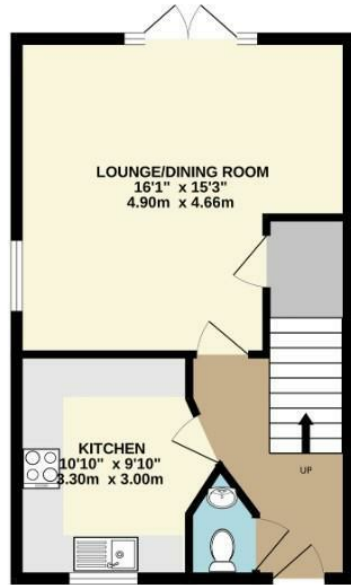
Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm and elegance that this property has to offer.

Hunters Leighton Buzzard 11 Bridge Street, Leighton Buzzard, LU7 1AH | 01525 300899  
leightonbuzzard@hunters.com | www.hunters.com

GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.

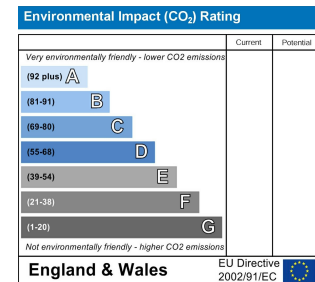
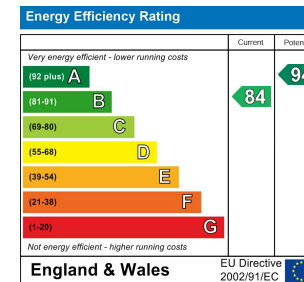
1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.

2ND FLOOR  
304 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA: 1272 sq.ft. (118.2 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.  
Made with Metropix ©2024



### Entrance Hall

Entry via a composite door. Engineered wooden flooring and radiator. Stairs rising to the first floor landing.

### Cloakroom

Two piece suite comprising; W/C and wash hand basin. Engineered wooden flooring and radiator.

### Kitchen

Double glazed window to front aspect. A range of floor and wall mounted units consisting of cupboards and drawers with a worktop over. Induction hob with an extractor over. Electric oven. Integrated washing machine, dishwasher and fridge-freezer. Radiator.

### Lounge/Dining Room

Double glazed windows to side aspect. Engineered wooden flooring and radiator. Double glazed French doors opening to the rear garden. Under stairs storage cupboard.

### First Floor Landing

Double glazed window to rear aspect. Fitted carpet and two storage cupboards.

### Bedroom Two

Double glazed window to rear aspect. Fitted carpet and radiator. Built in wardrobes.

### Bedroom Three

Double glazed window to front aspect. Fitted carpet and radiator. Built in wardrobes.

### Bathroom

Double glazed window to front aspect. Four piece suite comprising; walk-in shower, bathtub, W/C and wash hand basin. Wood effect flooring and heated towel rail.

### Second Floor Landing

Stairs rising to the second floor.

### Main Bedroom

Double glazed window to front aspect with two velux windows to the rear. Fitted carpet and radiator. Built-in wardrobe. Access to the loft via a loft ladder.

### En-suite

Three piece suite comprising; walk-in shower, W/C and wash hand basin.

### Front

Driveway parking for multiple vehicles. Flower beds. Access to the rear garden and garage.

### Garage

Up and over door. Power and lighting.


### Rear

Landscaped rear garden. Mainly laid to lawn with a ceramic tiled seating area.

### Agent Notes

NHBC until December 2029 (10 years from first purchase)  
Service charge £130 per year.

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.







