



HUNTERS[®]
HERE TO GET *you* THERE

49 Gemini Close, Leighton Buzzard, LU7 3UD

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Offers In Excess Of £350,000

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- LOUNGE/DINING ROOM
- DOWNSTAIRS CLOAKROOM
- MATURE REAR GARDEN
- WELL PRESENTED THROUGHOUT
- RECENTLY INSTALLED GAS BOILER
- CONSERVATORY
- DRIVEWAY PARKING and GARAGE
- HIGHLY SOUGHT AFTER LOCATION
- INTERACTIVE VIRTUAL TOUR

Hunters are delighted to market this well-presented three bedroom semi-detached family home, located within a highly sought after location and quiet cul de sac in Leighton Buzzard.

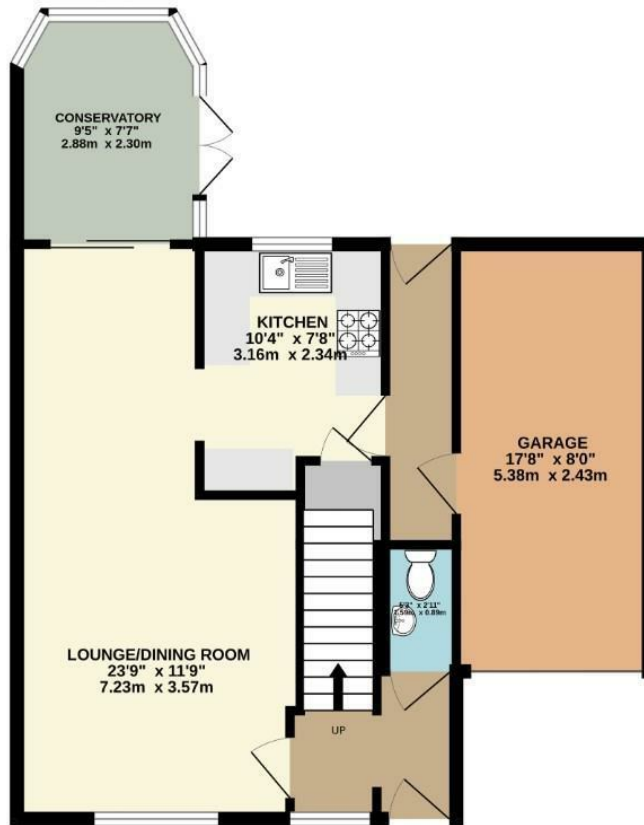
In brief this property comprises; entrance hall, cloakroom, lounge/dining room, kitchen and conservatory. Upstairs there are three bedrooms and a family bathroom.

Externally this property benefits from a beautiful mature enclosed south facing rear garden, driveway parking and garage.

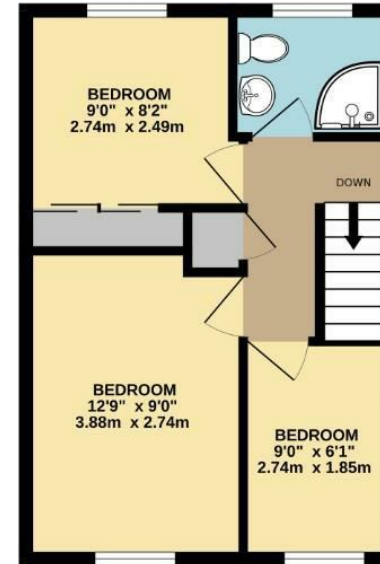
The property benefits from excellent transport links by road and rail, being close to the mainline railway station with access into London Euston, and major road routes running north and south. There are well regarded schools within walking distance of the property.

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GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



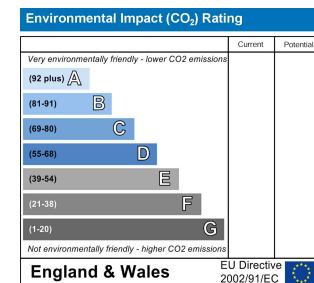
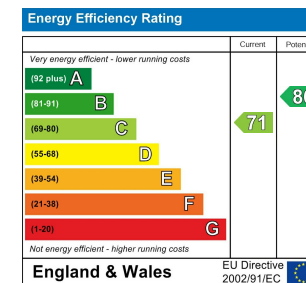
1ST FLOOR
341 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.1 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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Entrance Hall

Entry via a part glazed door. Double glazed window to front aspect. Fitted carpet and radiator. Stairs rising to the first floor landing.

Cloakroom

Two piece suite comprising; W/C and wash hand basin. Double glazed window to rear.

Lounge/Dining Room

Double glazed window to front aspect. Fitted carpet and radiator. Patio doors opening to the conservatory.

Kitchen

Double glazed window to rear aspect. A range of floor and wall mounted units consisting of cupboards and drawers with a worktop over. Four ring gas hob with an extractor over. Double electric oven. Single bowl stainless steel sink and drainer. Integrated fridge. Plumbing for washing machine and dishwasher. Storage cupboard.

Conservatory

Triple aspect double glazed windows. Double glazed French doors opening to the rear garden.

First Floor Landing

Double glazed window to side aspect. Fitted carpet and access to the loft (housing recently installed boiler).

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

Double glazed window to rear aspect. Three piece suite comprising; walk-in shower, W/C and wash hand basin.

Front

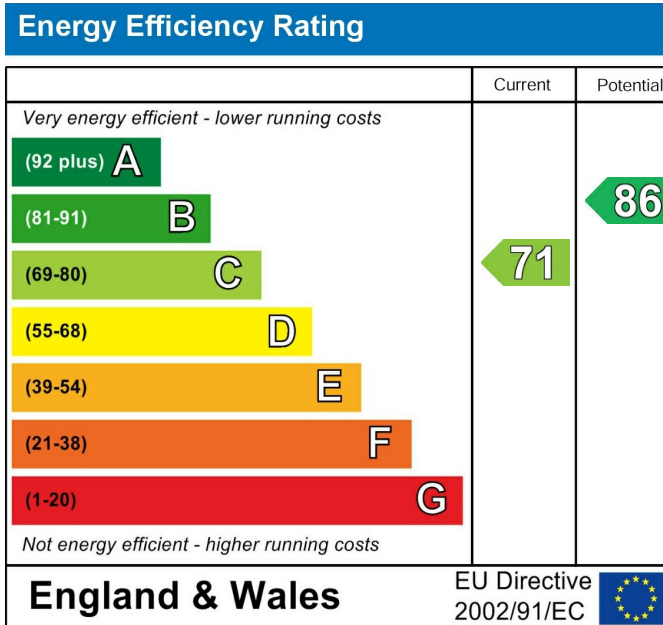
Driveway parking and access to the garage. Laid lawn.

Garage

Electric roller door. Power and lights.

Rear

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



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.







