



Lovent Drive, Leighton Buzzard
LU7 3LR

**Offers In Excess Of
£475,000**



Lovent Drive, Leighton Buzzard

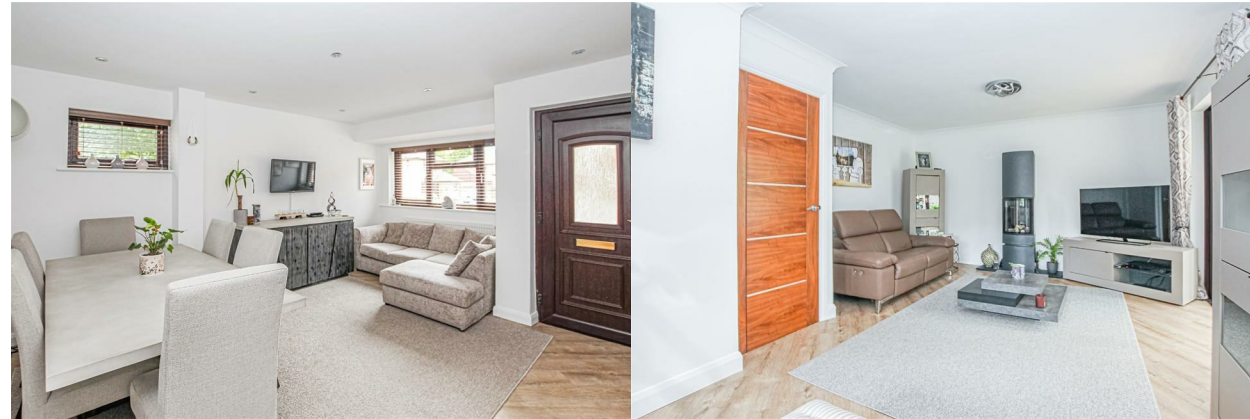
DESCRIPTION

Hunters are delighted to market this beautifully presented four bedroom detached family home, located within a highly sought after location of Leighton Buzzard and within close proximity to the Town Centre.

In brief this stunning property offers; sitting/dining room, modern kitchen, cloakroom, spacious lounge and conservatory. Upstairs there are four bedrooms with an en-suite to the main bedroom plus a family bathroom.

Externally this property benefits from driveway parking and a beautifully landscaped enclosed rear garden.

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

Sitting/Dining Room

Entrance via UPVC part glazed door. Luxury vinyl tiled flooring. Radiator. Vertical mirrored radiator. Double glazed window to front and side aspect.

Kitchen

A range of wall and base units with worktop over. Integrated oven and microwave. Electric four ring hob and extractor above. Composite sink with drainer. Integrated fridge/freezer, washing machine and dishwasher. Luxury vinyl tiled flooring. UPVC part glazed door to side. Double glazed window to front aspect.

Cloakroom

White two piece suite comprising; Inset vanity wash hand basin. W.C. Radiator. Luxury vinyl tiled flooring. Double glazed opaque window to side aspect.

Lounge

Luxury vinyl tiled flooring. Two radiators. Double glazed window to rear and side aspect. Double glazed patio doors to conservatory.

Conservatory

Luxury vinyl tiled flooring. Part brick with double glazed windows to side and rear aspect. Double glazed patio doors to garden.

Landing

Fitted carpet. Radiator. Airing cupboard. Access to loft (partially boarded). Double glazed opaque window to side aspect.

Main Bedroom

Laminate flooring. Radiator. Fitted wardrobes. Double glazed window to rear aspect.

En-suite

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

Bedroom Two

Laminate flooring. Radiator. Double glazed window to rear aspect.

Bedroom Three

Laminate flooring. Radiator. Double glazed window to front aspect.

Bedroom Four

Laminate flooring. Radiator. Double glazed windows to front aspect.

Bathroom

White three piece suite comprising; Walk in shower. Wash hand basin. W.C. Tiled walls and flooring. Chrome heated towel rail. Double glazed opaque window to side aspect.

Frontage

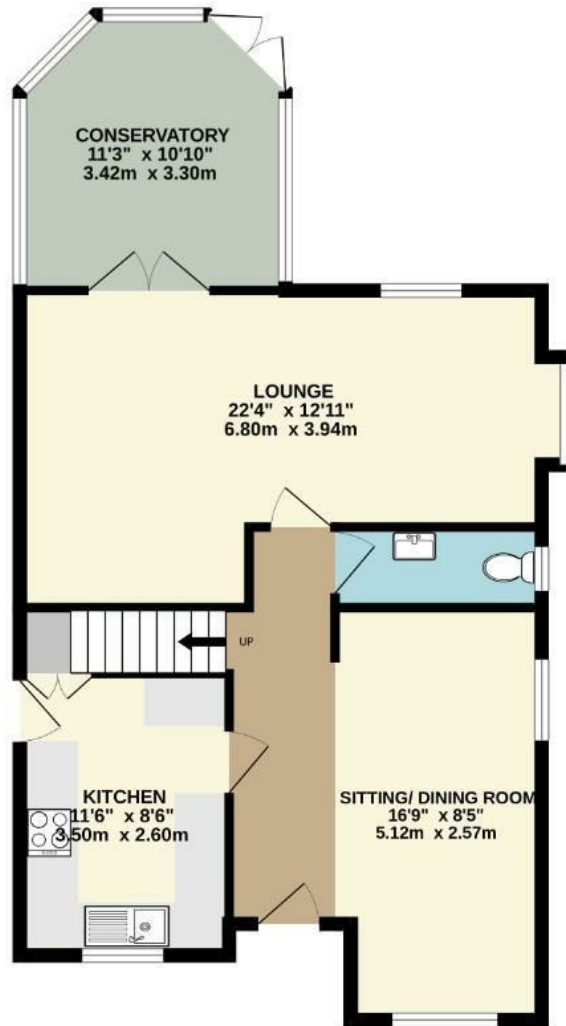
Driveway parking. Outside tap. Gated side access.

Garden

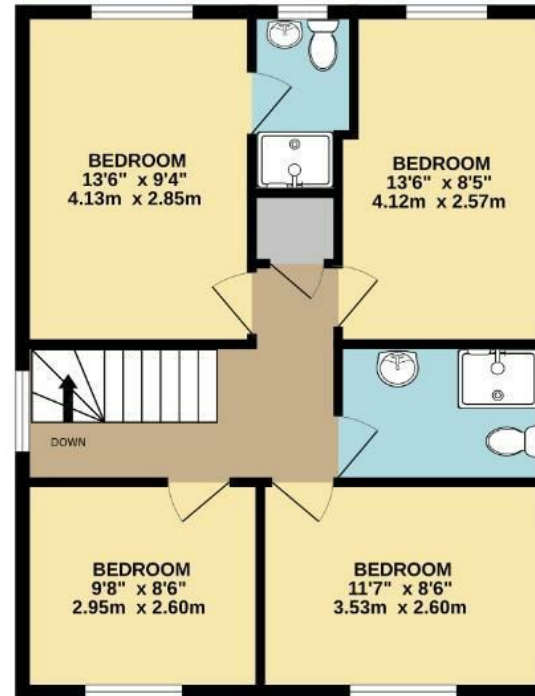
Decking seating area. Patio seating area with remainder artificial lawn. Composite shed. Fully enclosed surrounded by mature shrubs, bushes and trees. Gated side access. Timber gazebo.



GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.



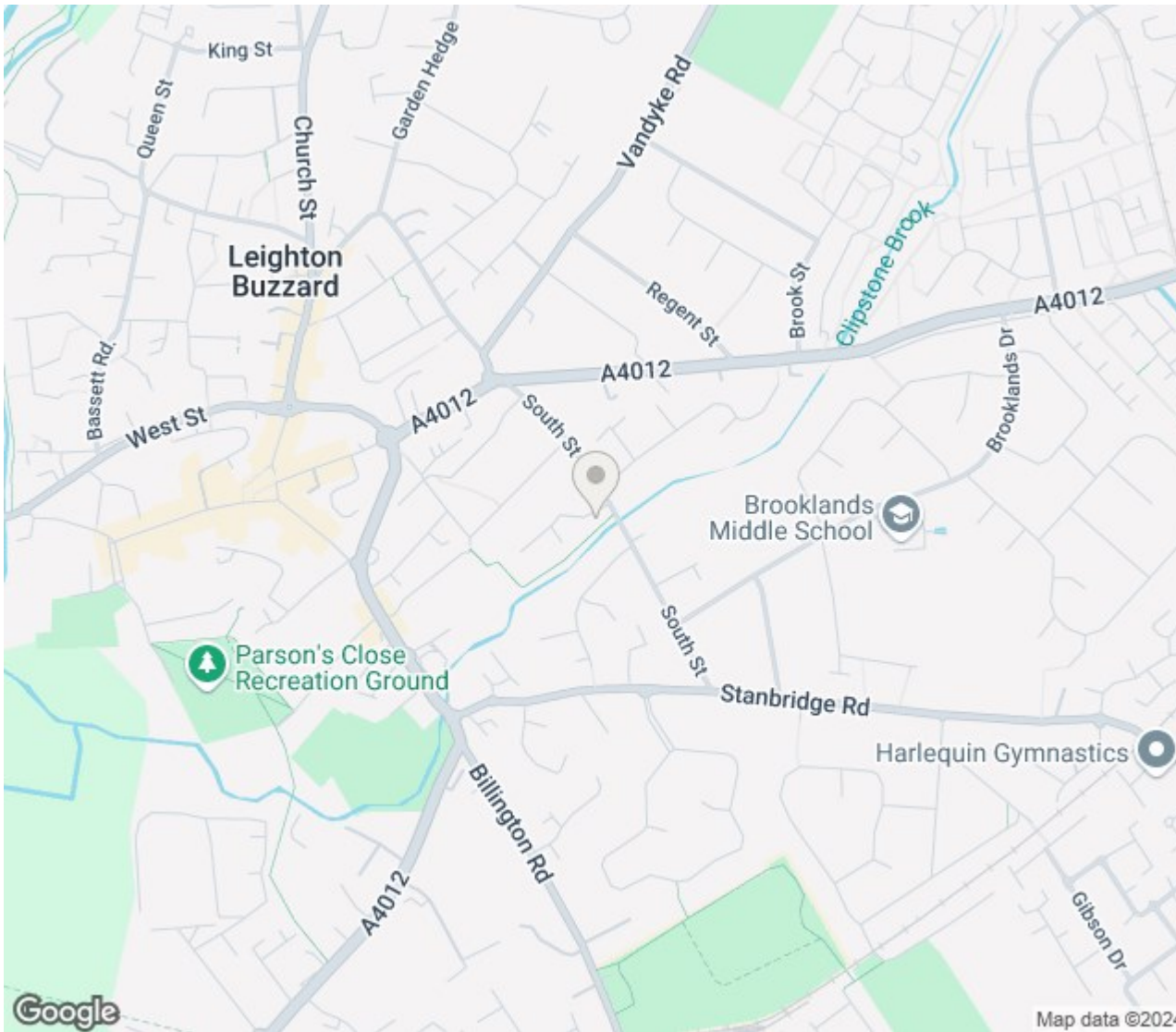
1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 1296 sq.ft. (120.4 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		81
(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.

