



Middleton Way, Leighton Buzzard
LU7 4BQ

Guide Price £325,000



Middleton Way, Leighton Buzzard

DESCRIPTION

Hunters are pleased to market this two double bedroom semi-detached home, located within a very sought after area of Leighton Buzzard.

In brief this well presented and extended home offers; entrance hall, lounge, kitchen and dining/family room. The first floor has two bedrooms with an en-suite to the main bedroom and family bathroom.

Externally this property benefits from an enclosed south facing rear garden, summerhouse/home office and driveway parking for two vehicles.

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 Hall

Entrance via composite part glazed door. Coir matting. Fitted carpet. Radiator. Stairs rising to first floor landing.

Lounge

Fitted carpet. Radiator. Electric feature fireplace. Double glazed window to front aspect.

Kitchen

A range of wall and base units with worktop over. Composite sink. Integrated oven, grill and warming tray. Five ring gas hob with extractor above. Integrated fridge/freezer, washing machine and dishwasher. Space for tumble dryer. Storage cupboard. Tiled flooring. Vertical radiator.

Dining/Family Room

Tiled flooring. Two radiators. Double glazed patio doors to garden with double glazed windows to rear and side aspect.

Landing

Fitted carpet. Airing cupboard housing boiler. Access to loft (part boarded, ladder and lighting). Double glazed window to side aspect.

Bedroom One

Fitted carpet. Radiator. Built in wardrobe. Double glazed window to front aspect.

En-suite

White three piece suite comprising; Corner shower. Inset vanity wash hand basin. W.C. Chrome heated towel rail. Double glazed opaque window to front aspect.

Bedroom Two

Fitted carpet. Radiator. Built in wardrobe. Double glazed windows to rear aspect.

Bathroom

White three piece suite comprising; Panelled bath.

Wash hand basin. W.C. Radiator. Double glazed opaque window to rear aspect.

Frontage

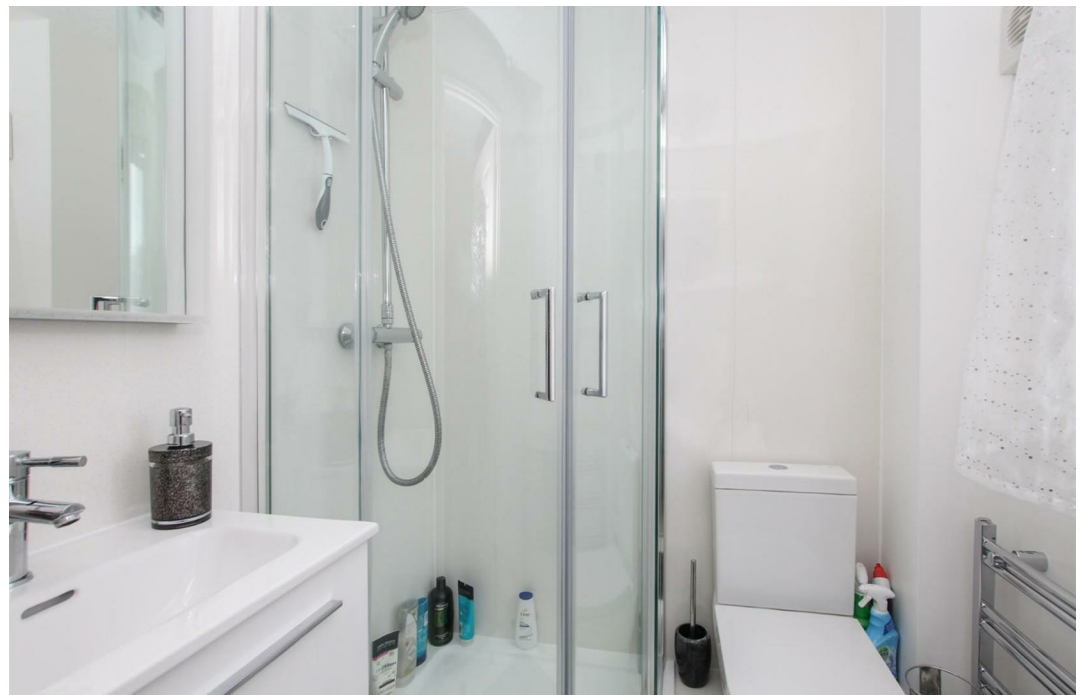
Driveway parking for two vehicles. Path leading to front door and side access. Artificial lawn.

Garden

South facing garden. Fully enclosed garden with paved patio. Summerhouse and shed. Gated side access. Outside tap.

Summerhouse/Home office

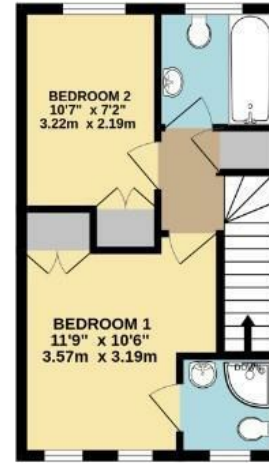
Access via double doors. Windows. Power and lighting.



GROUND FLOOR
800 sq ft. (81.1 sq.m.) approx.



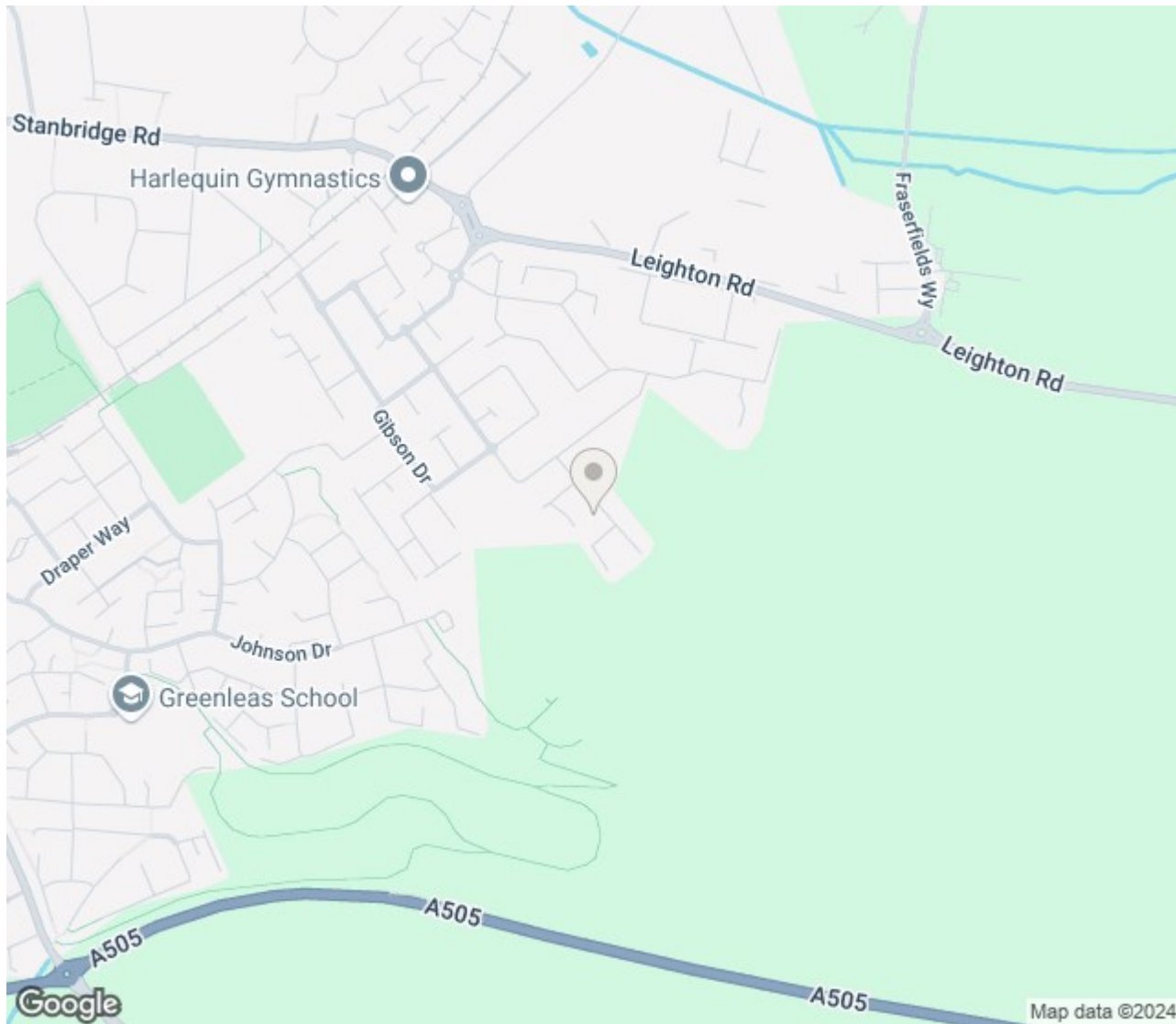
1ST FLOOR
318 sq ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 868 sq.ft. (80.6 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	72	
(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.

