



Corbet Ride, Leighton Buzzard
LU7 2SJ

Offers In Excess Of
£275,000



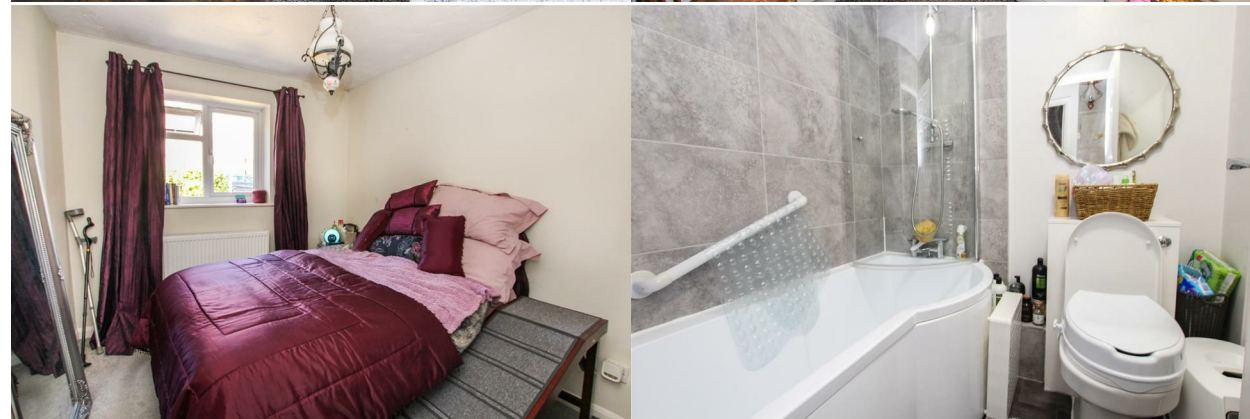
Corbet Ride, Leighton Buzzard

DESCRIPTION

Hunters are pleased to offer this two double bedroom bungalow, located in the sought after Linslade, Leighton Buzzard.

The property comprises; entrance porch, lounge/diner, kitchen, two double bedrooms and bathroom. Externally the property has a landscaped rear garden and driveway parking.

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. Laminate flooring.

Lounge/Diner

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

Inner Hallway

Laminate flooring. Access to loft. Radiator. Airing cupboard.

Kitchen

A range of wall and base units with worktop over. Stainless steel sink. Integrated oven with four ring electric hob and extractor above. Space for freestanding fridge/freezer, washing machine and dishwasher. Wall mounted boiler. Radiator. Laminate flooring. Double glazed window to front aspect. Composite part glazed door to garden.

Bedroom One

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

Bedroom Two

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

Bathroom

White three piece suite comprising; Panelled bath with shower over and glass shower screen. Inset vanity wash hand basin. W.C. Part tiled walls. Chrome heated towel rail. Vinyl flooring.

Frontage

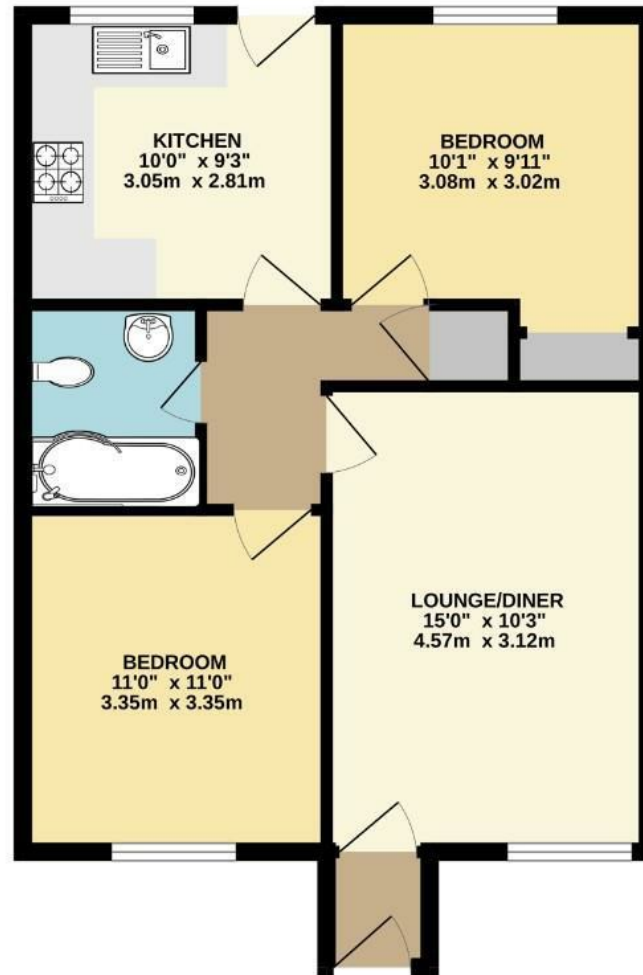
Driveway parking. Gravelled area.

Garden

Decking seating area with remainder bark chippings. Fully enclosed, surrounded by mature shrubs and trees. Composite shed. Outside tap.

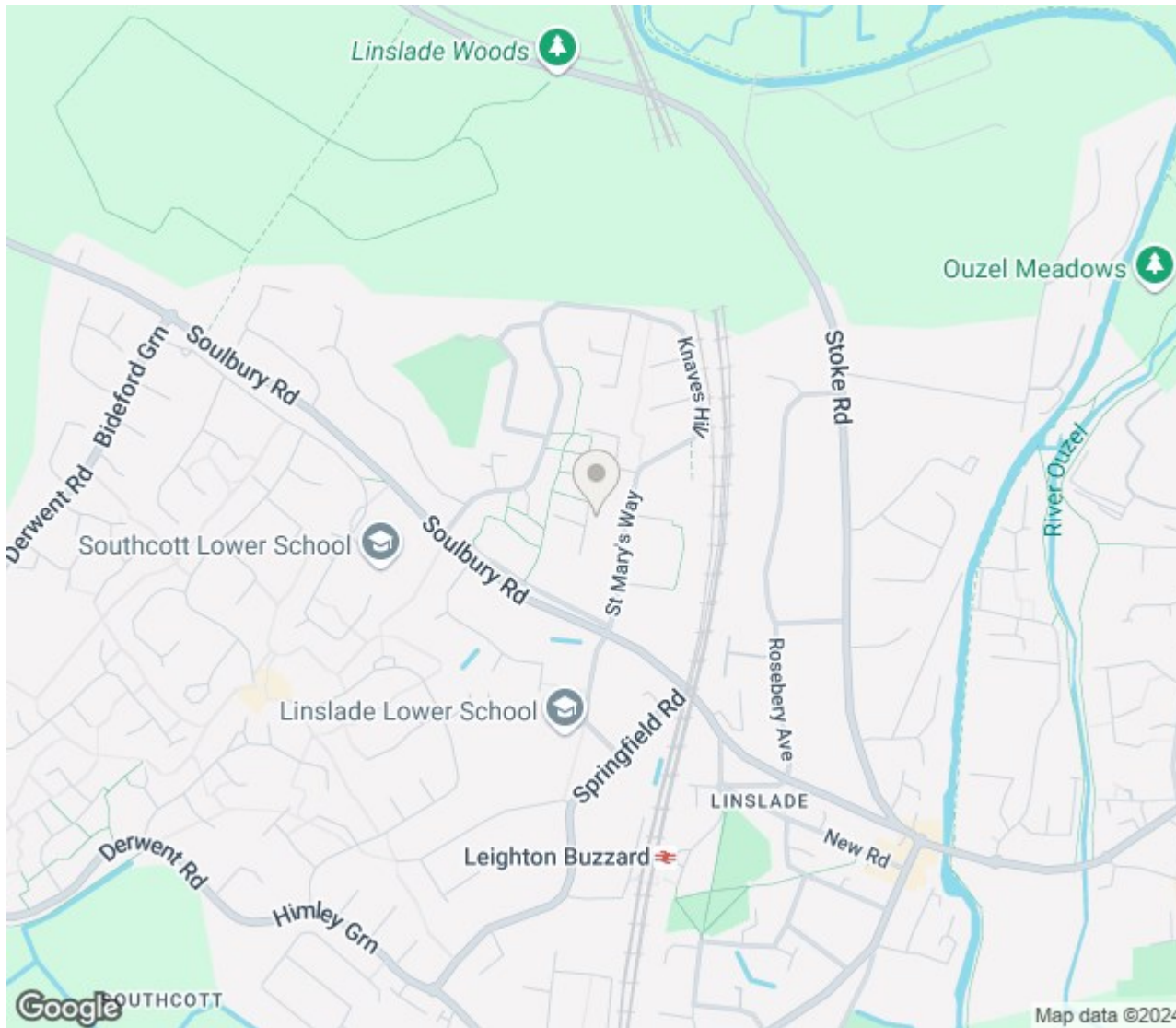


GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 543 sq.ft. (50.4 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			91
(81-91) B			
(69-80) C		67	
(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.

