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16 Mendel Row, Leighton Buzzard, Beds, LU7 3RX

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Guide Price £562,000

- FOUR BEDROOM DETACHED FAMILY HOME
- EN-SUITE TO MAIN BEDROOM
- TWO RECEPTION ROOMS
- BUILT WITHIN THE LAST QUARTER OF 2023
- EV CHARGE POINT
- POPULAR CLIPSTONE PARK AREA
- CLOAKROOM and UTILITY ROOM
- DRIVEWAY PARKING and GARAGE
- CLOSE TO LOCAL AMENITIES and PUBLIC TRANSPORT
- NO ONWARD CHAIN

This beautifully crafted, newly built four-bedroom detached family home is situated in the sought-after development of Clipstone Park and offered with no onward chain.

Completed in the final quarter of 2023, the property comes with the added reassurance of a remaining new-build warranty.

As you step through the front door, you're welcomed by a spacious hallway, with stairs leading to the first-floor landing. To your left, you'll find a dual-aspect lounge, flooded with natural light, and featuring patio doors that open onto the rear garden. A separate dining room. The well-appointed kitchen and breakfast room, also dual-aspect, are equipped with integrated appliances, making the most of the light and space, with patio doors leading to the garden. The ground floor is further complemented by a convenient cloakroom, a home office, and a utility room.

The second floor boasts four generously sized double bedrooms, with the master suite benefiting from an en-suite shower room. A stylish four-piece family bathroom completes this level.

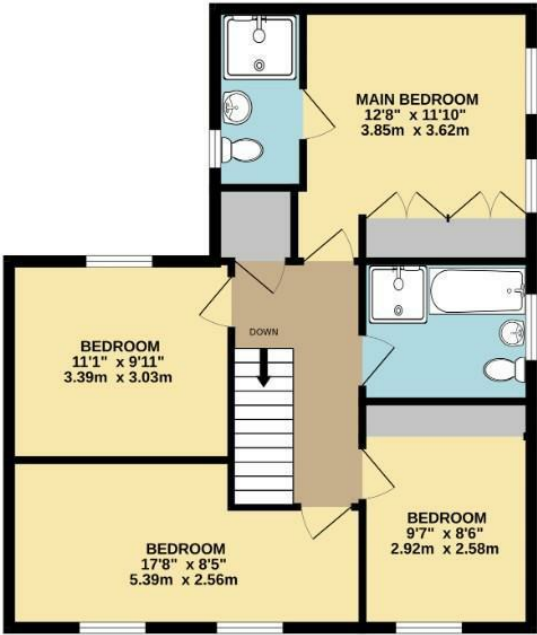
Outside, the property enjoys an enclosed rear garden, mainly laid to lawn, providing a tranquil space for relaxation. A gate leads to the driveway and garage, offering ample off-road parking, along with the added convenience of an EV charge point.

Located in a prime area, the property benefits from proximity to local amenities. Families will find a variety of educational facilities nearby, including Mary Bassett Lower School and Leighton Middle School within walking distance. Commuters will appreciate the easy access to Leighton Buzzard train station, offering direct trains to London Euston. Local shopping is convenient, with Waitrose for daily groceries and larger supermarkets like Tesco and Morrisons nearby. Dining options include Pizza Express, The Swan Hotel, and the Black Lion pub, all within walking distance. The community is enhanced by nearby parks and historical landmarks, providing a rich cultural backdrop to this home.

GROUND FLOOR  
929 sq.ft. (86.3 sq.m.) approx.



1ST FLOOR  
679 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA : 1608 sq.ft. (149.4 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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