



Market Mews, Market Square, Leighton Buzzard
LU7 1EU

Offers In Excess Of
£275 000



Market Mews, Market Square, Leighton Buzzard

DESCRIPTION

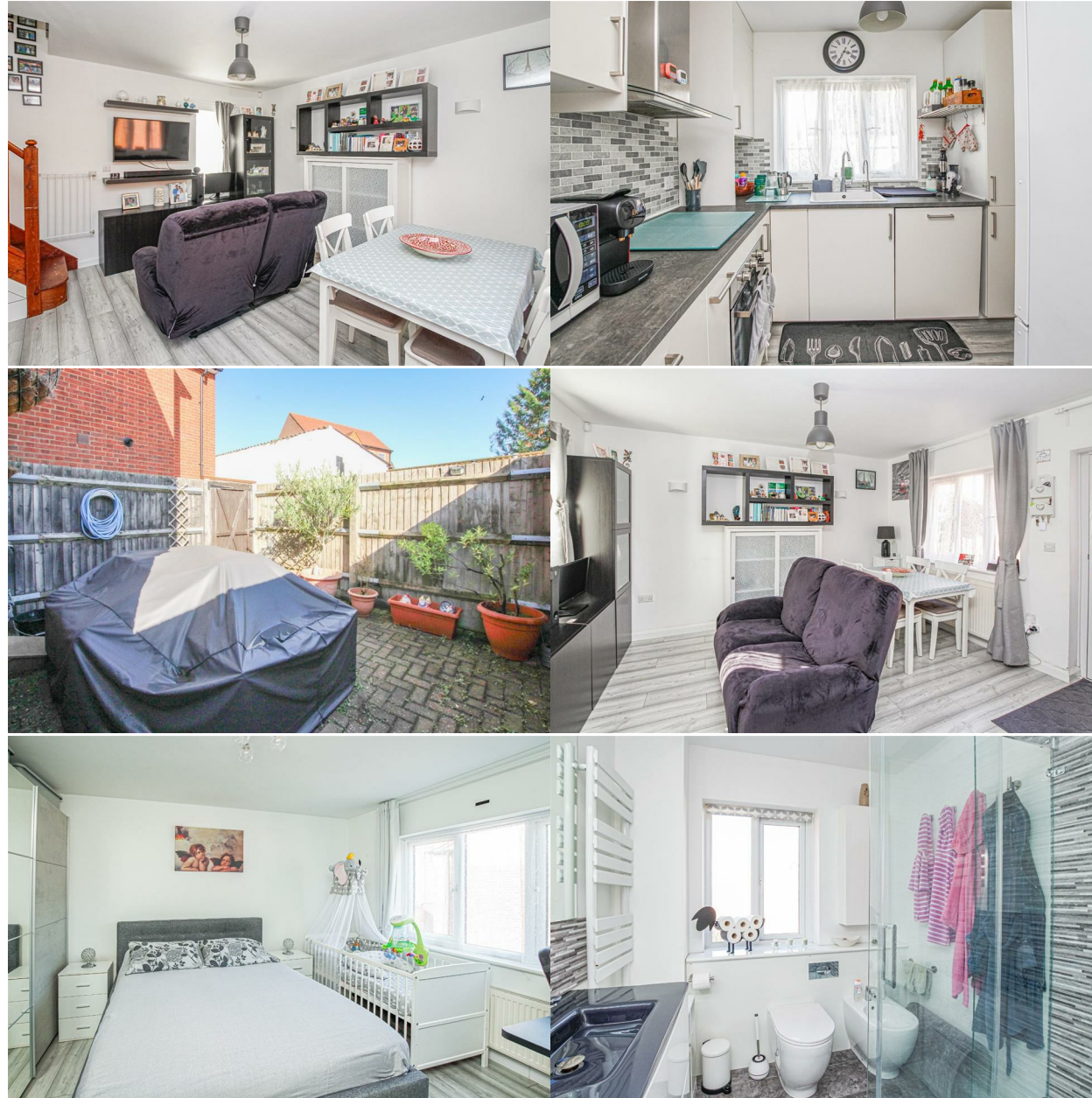
Nestled in the heart of Leighton Buzzard, this charming link-detached house in Market Mews offers a delightful blend of modern living and convenience. With two spacious double bedrooms and a well-appointed four-piece shower room, this property is perfect for those seeking comfort and style.

The home has been thoughtfully refurbished throughout, ensuring a fresh and contemporary feel. Notably, new windows and doors were installed in 2022, enhancing both the aesthetic appeal and energy efficiency of the property. The inviting reception room provides a warm welcome.

Set within a secure gated community, this residence offers peace of mind while being just a stone's throw away from the vibrant town centre. The courtyard garden presents a lovely outdoor space, perfect for enjoying a morning coffee or hosting summer gatherings. Additionally, the cloakroom adds a practical touch to the layout, making everyday living more convenient.

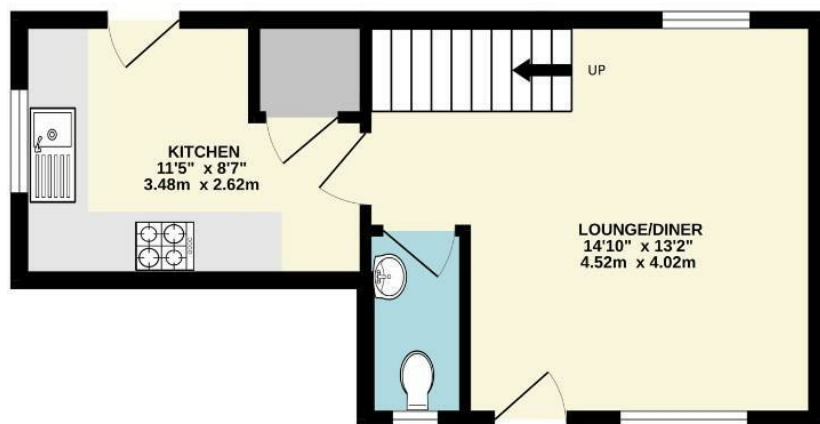
This property is a rare find in such a desirable location, combining modern amenities with the charm of Leighton Buzzard. Whether you are a first-time buyer, a small family, or looking to downsize, this home is sure to impress. Don't miss the opportunity to make this delightful house your new home.

The location is perfect for commuters, with excellent transport links by both road and rail. The mainline station offers direct services into London Euston, while major road networks provide easy access north and south. Families will also appreciate the proximity to well-regarded local schools, making this an ideal home for both growing families and professionals alike.

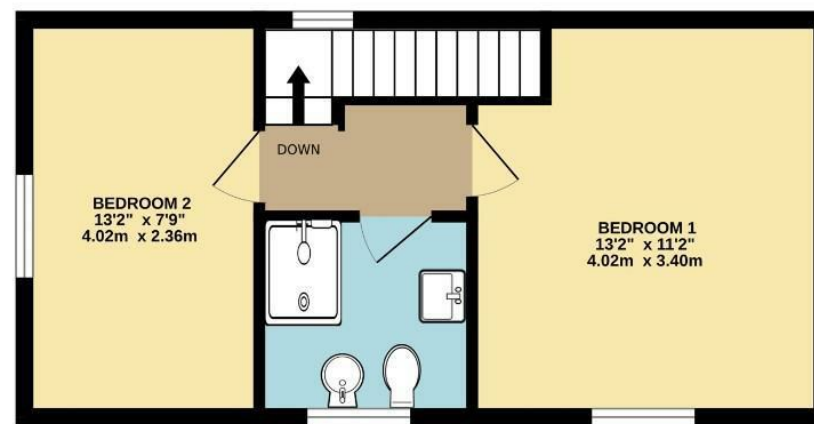




GROUND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



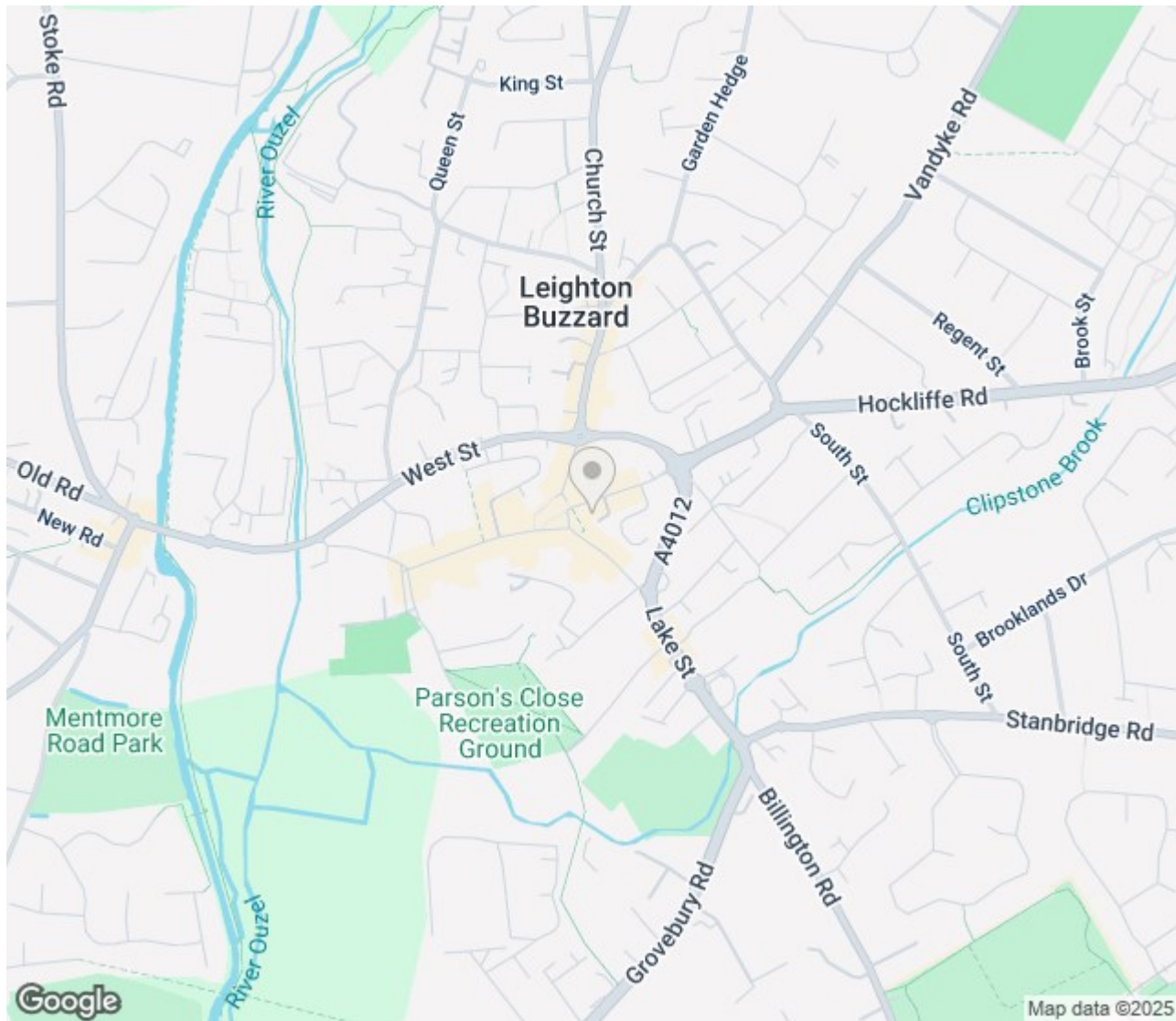
1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.4 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.