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25 Nettleton Close, Leighton Buzzard, LU7 4YX

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Guide Price £350,000

- HIGHLY SOUGHT-AFTER LEIGHTON BUZZARD LOCATION
- SPACIOUS LOUNGE LEADING TO CONSERVATORY VIA FRENCH DOORS
- FITTED KITCHEN WITH ELECTRIC HOB AND INTEGRATED OVEN
- MAIN BEDROOM WITH BUILT-IN WARDROBES
- GARAGE WITH POWER AND LIGHTING PLUS OFF-ROAD PARKING
- THREE BEDROOM FAMILY HOME WITH NO ONWARD CHAIN
- CONSERVATORY OPENING TO REAR GARDEN
- GROUND FLOOR CLOAKROOM
- ENCLOSED REAR GARDEN WITH PATIO AND GARAGE ACCESS
- INTERACTIVE VIRTUAL TOUR

Tucked away in a highly sought-after area of Leighton Buzzard, this three-bedroom family home offers an exciting opportunity for buyers looking to put their own stamp on a property — and with no onward chain, the move can be a smooth one.

While some updating is required, the home is well-presented and has a fantastic layout. The spacious lounge flows seamlessly into a bright conservatory through French doors, creating a perfect space for relaxation or entertaining. The conservatory in turn opens out to the rear garden, also via French doors, allowing plenty of natural light to fill the home.

The kitchen is fitted with a range of wall and base units, an electric hob, and an integrated oven, providing a solid foundation for modernisation. Completing the ground floor is a convenient cloakroom.

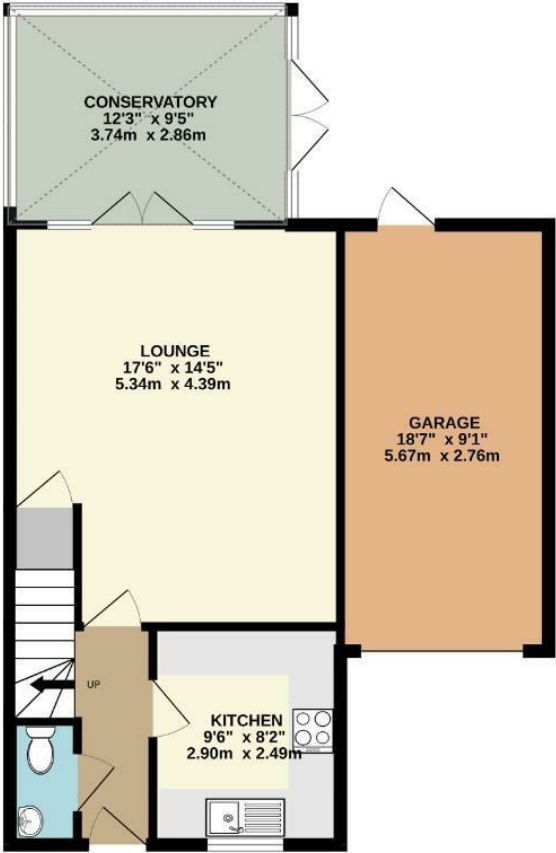
Upstairs, the first-floor landing leads to three well-proportioned bedrooms, with the main bedroom benefiting from built-in wardrobes. A three-piece shower room serves this floor.

Outside, the enclosed rear garden is mainly laid to lawn, complemented by a patio seating area, ideal for outdoor dining or family time. There is also rear access to the garage, which is equipped with power and lighting. A driveway to the front provides additional off-road parking.

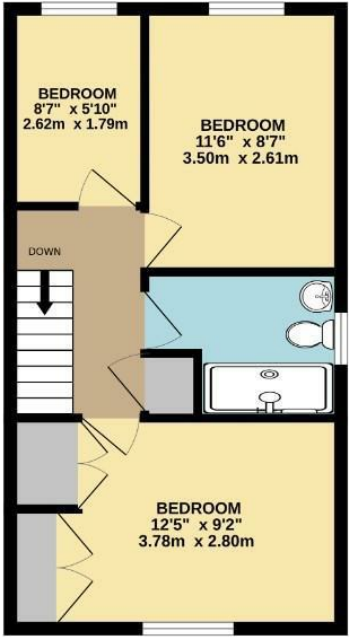
Overall, this property offers great potential for modernisation and personalisation, in a desirable location close to local amenities and transport links. Early viewing is highly recommended to fully appreciate what's on offer.

Leighton Buzzard is a market town in Bedfordshire, England. It's located about 30 miles (48 km) north of London and is known for its rich history and charming mix of old and new. Historically, it was important for its gravel extraction, but nowadays it has a more residential and commercial character, with a number of parks, good schools, and an active community.

GROUND FLOOR  
674 sq.ft. (62.6 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 1064 sq.ft. (98.8 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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