



Cetus Crescent | | Leighton Buzzard | LU7 3NL

Asking Price £340,000

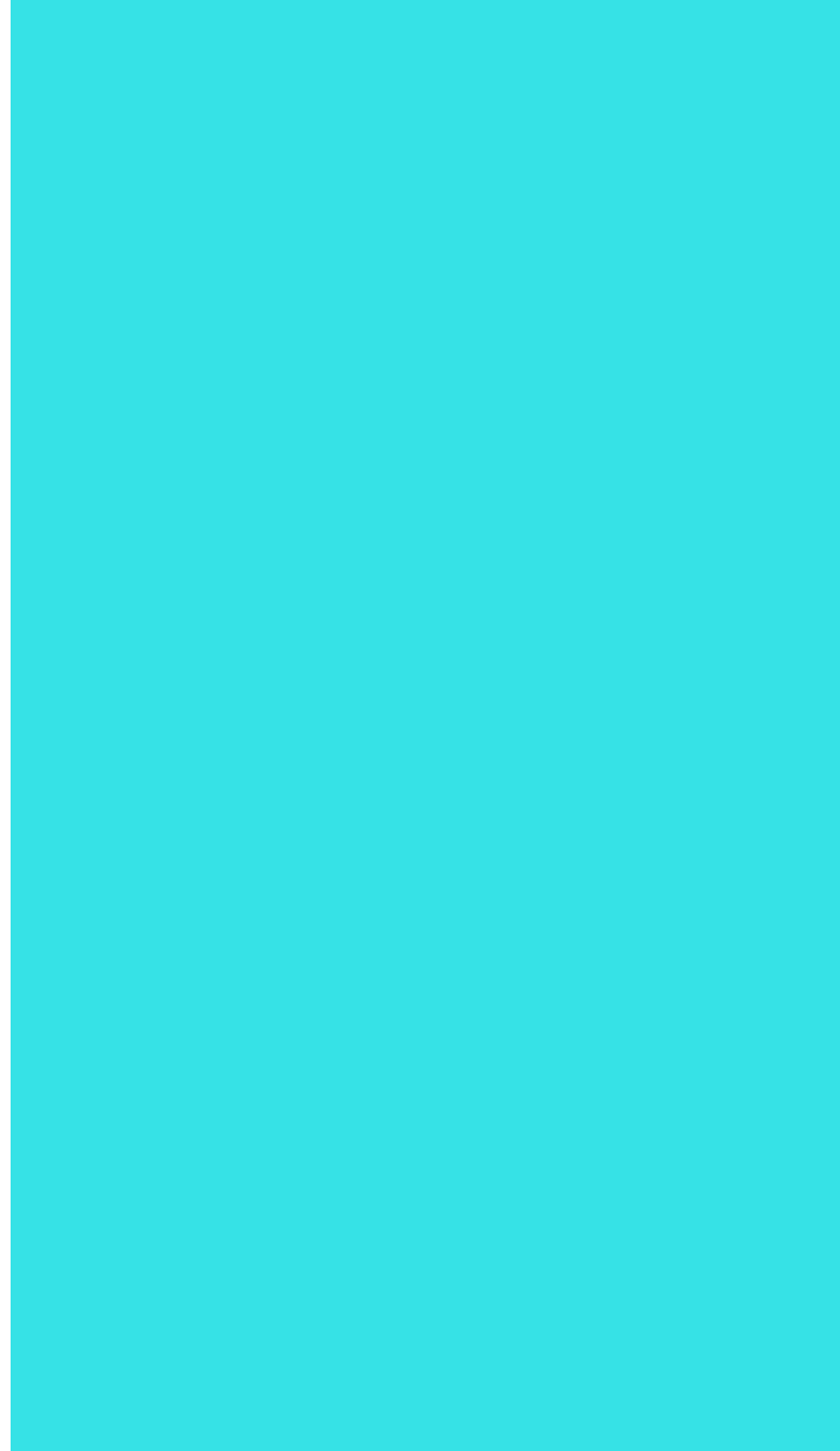


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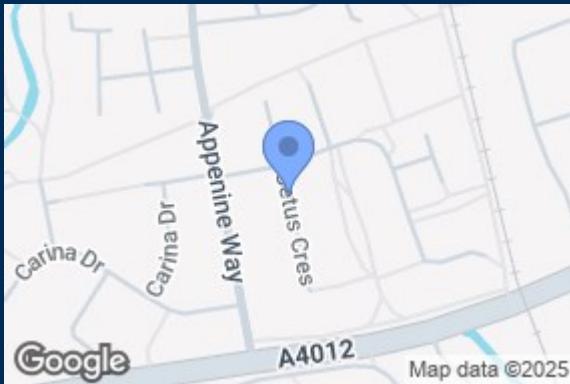
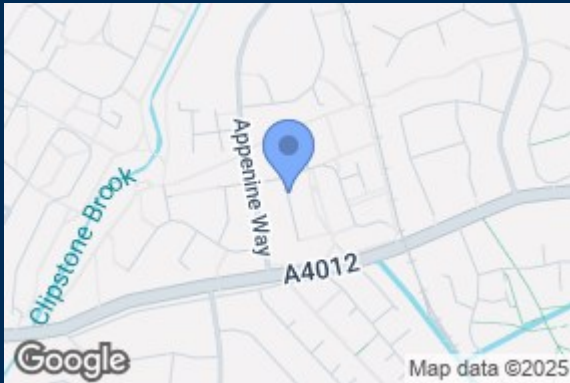
We are happy to present this three bedroom detached home, with generous front and rear gardens plus over 1000 square foot of living space. Just eight minutes drive from Leighton Buzzard station, close to the town centre and a short walk to good schools for all ages this is such a convenient location. With a modern kitchen and bathroom as well as garage and parking this family home with no upper chain is not to be missed.

- Three bedroom detached family home.
- Good size front and rear gardens.
- Well fitted modern kitchen and bathroom.
- 8 minute drive to Leighton Buzzard train station.
- Close to good schools for all ages.
- Large dual aspect sitting room.
- Three double bedrooms.
- Private garage and parking.
- 20 minute walk to Leighton Buzzard town centre.
- No upper chain.









Approximate Gross Internal Area  
 Ground Floor = 43.0 sq m / 463 sq ft  
 First Floor = 42.6 sq m / 458 sq ft  
 Garage = 14.0 sq m / 151 sq ft  
 Total = 99.6 sq m / 1,072 sq ft



### First Floor

Illustration for identification purposes only,  
 measurements are approximate, not to scale.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	84		
	47		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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