



Insall Close | | Leighton Buzzard | LU7 4HS

Offers In Excess Of £325,000



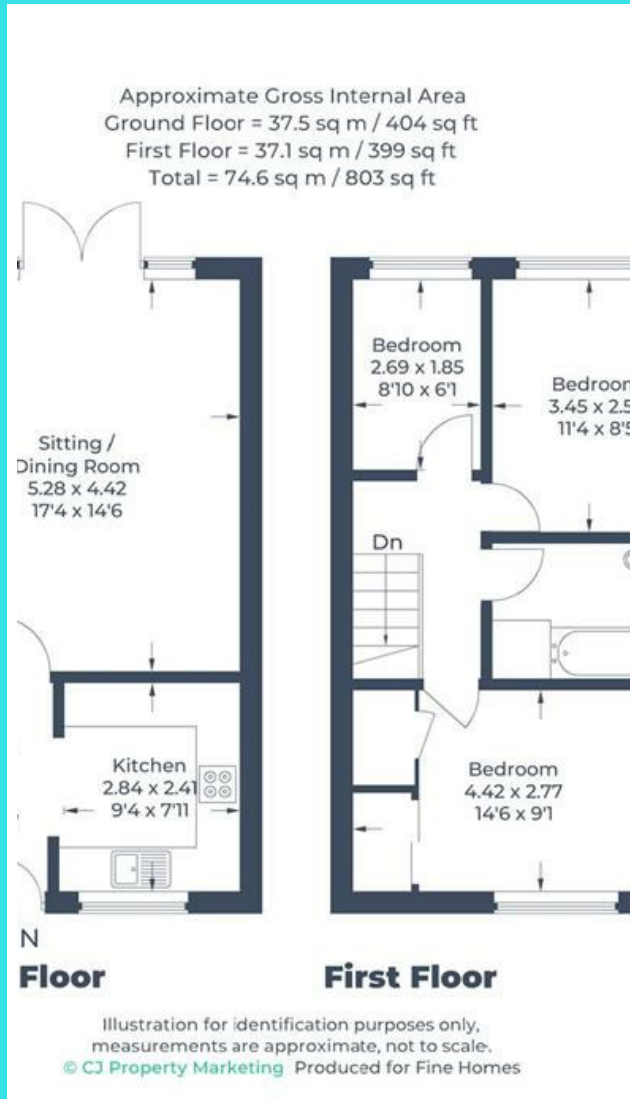
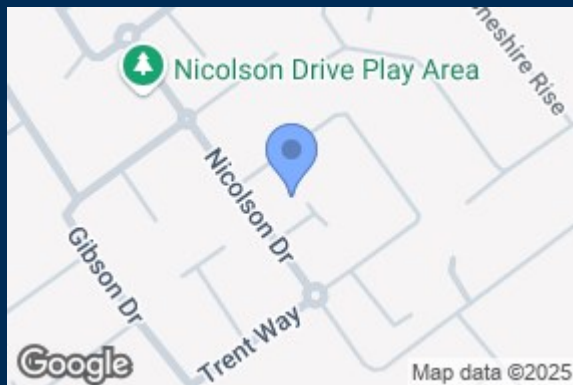
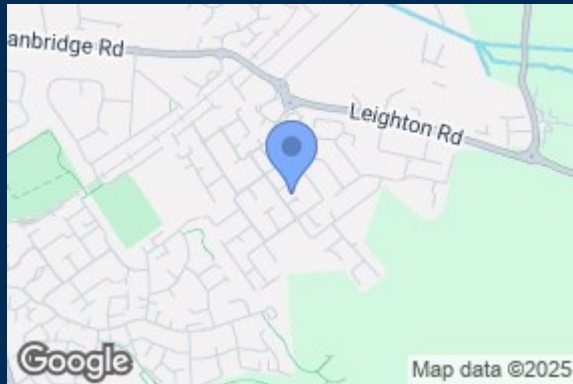
# Insall Close | Leighton Buzzard | LU7 4HS Offers In Excess Of £325,000

Positioned in a quiet cul-de-sac on the sought after Billington Park development, this modern three bedroom home has great curb appeal and parking for up to three cars, with an EV charger. Featuring a high-spec kitchen with integrated appliances, a refitted cloakroom, and a spacious living room with French doors to a landscaped garden with a patio and lawn. Upstairs there are three well-appointed bedrooms and a modern family bathroom, all finished to a high standard and immaculately presented.

- Modern three bedroom home in a quiet cul-de-sac.
- Stylish modern kitchen with integrated appliances and Karndean flooring.
- Refitted downstairs cloakroom with modern suite and tiled splash backs.
- Three bedrooms, including a main with fitted wardrobes and storage.
- Close to green space, parks, shops, schools, and excellent transport links.
- Parking for up to three cars and an EV charger.
- Spacious living area with French doors opening into the garden.
- Landscaped garden with large patio, lawn and shed space.
- Contemporary family bathroom with shower over the bath and built-in storage.
- Internal viewing highly recommended.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A (92-100)			87
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
G (1-20)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
A (82 plus)			
B (61-81)			
C (49-60)			
D (35-48)			
E (29-34)			
F (21-28)			
G (1-20)			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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