



**Connells**

St Leonards Close  
Leighton Buzzard





## Property Description

As you step inside, you'll immediately notice the spaciousness and warmth that greets you, creating a welcoming atmosphere throughout. The heart of this home is the open plan living area, where the kitchen seamlessly blends into the dining and lounge spaces. This design allows for effortless entertaining and a sense of togetherness. Whether you're preparing a delicious meal, hosting a family gathering, or simply enjoying a cosy night in, this versatile space caters to your every need.

Need a quiet moment to yourself? Retreat to the snug lounge, a cosy haven where you can relax, unwind, and indulge in your favourite activities. Its intimate ambiance provides the perfect escape from the hustle and bustle of daily life.

The property boasts four well-proportioned bedrooms, providing ample space for your family or guests. Each room is

thoughtfully designed to maximize natural light, creating a bright and airy atmosphere that enhances the overall sense of

tranquillity. Step outside into the expansive rear garden, a haven of serenity and beauty. The well-maintained landscaping provides an ideal space for outdoor activities, whether it's playing with the children, hosting summer barbecues, or simply basking in the sun. It's a private sanctuary where cherished memories will be made.

Families will appreciate the property's proximity to excellent schools, ensuring a quality education for your children. The good

school catchment area adds to the appeal of this remarkable home

## Entrance Hall

Oak front door. Column radiator. Velux window. Under stairs cupboard. Laminate flooring.

## Shower Room

Velux window. WC. Wash hand basin in vanity unit. Shower cubicle. Heated towel rail. Extractor fan. Porcelain tiled walls. Porcelain tiled flooring.

## Lounge

14' max x 11' 1" max ( 4.27m max x 3.38m max )

French doors to garden. Column radiator. Laminate flooring.

## Kitchen/ Diner

23' to bi-fold doors x 16' 7" max ( 7.01m to bi-fold doors x 5.05m max )

Double glazed window. Fitted kitchen with wall and base units. Work surfaces with tiled splashback. Island with induction hob with cooker hood over. Stainless steel sink and drainer. Integrated fridge freezer. Integrated dishwasher. Column radiator. Laminate flooring, Bi-fold doors.

## Landing

Restricted head height. Double glazed window. Carpeted flooring.

## Bedroom One

14' 3" into recess x 12' 7" max ( 4.34m into recess x 3.84m max )

Double glazed window. Column radiator. Laminate flooring.

## Bedroom Two

11' 11" x 9' 9" ( 3.63m x 2.97m )

Double glazed window. Column radiator. Laminate flooring.

## Bedroom Three

13' 5" x 10' 2" plus recess ( 4.09m x 3.10m plus recess )

Restricted head height. Velux window. Double glazed window. Radiator. Carpeted flooring.

## Bedroom Four

13' 7" max x 13' 5" max ( 4.14m max x 4.09m max )

Restricted head height. Velux window. Double glazed window. Radiator. Carpeted flooring.

## Bathroom

Restricted head height. Velux window. Heated towel rail. WC. Freestanding bath. WC. Wash hand basin. Shaver point. Tiled walls. Vinyl flooring.

## Outside

### Front Garden

Large shingle driveway. Path to front door. Mature bushes to borders.

### Rear Garden

Side access from front. Outside tap. Outside double plug. Paved patio area (wrap around) with steps down to large lawn area. Mature trees. Enclosed with wooden panelled fencing to borders. South easterly facing.



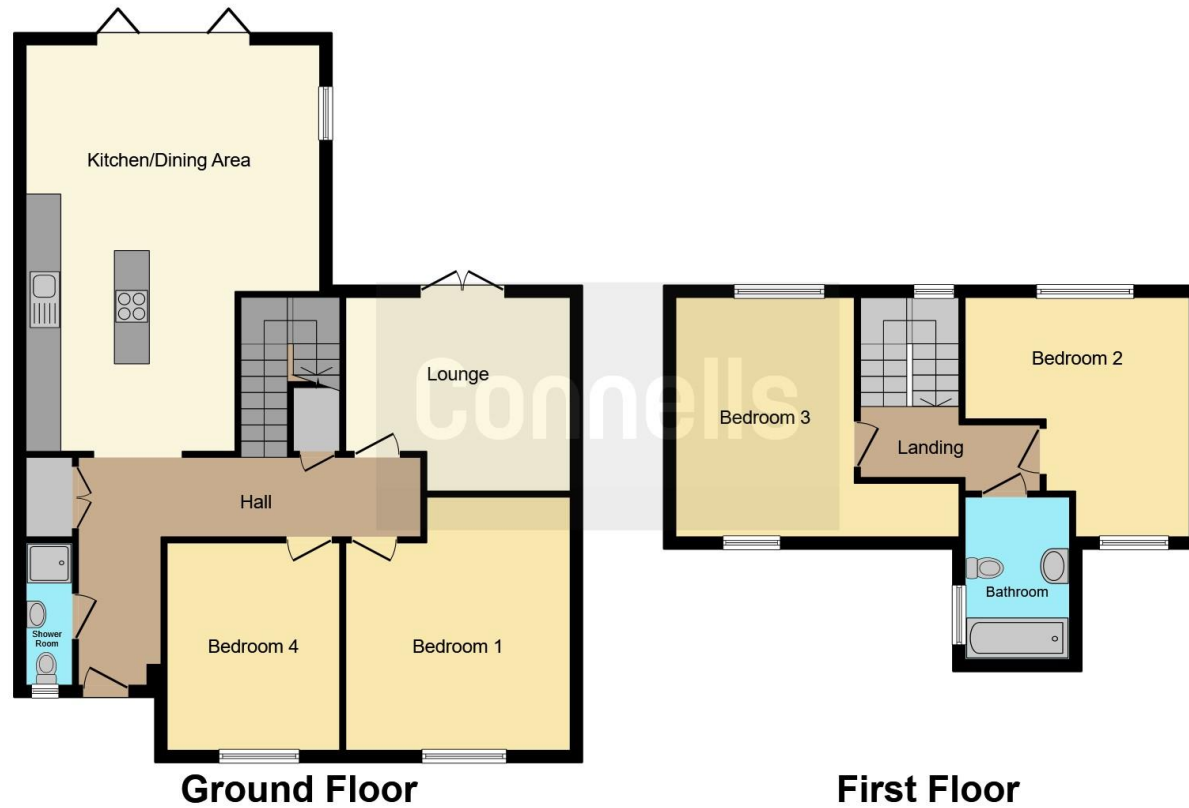












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To view this property please contact Connells on

**T 01525 372 588**  
**E leightonbuzzard@connells.co.uk**

4 Market Square  
 LEIGHTON BUZZARD LU7 1HA

**EPC Rating: C**

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Tenure: Freehold



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