



Connells

Nicolson Drive
Leighton Buzzard



Property Description

Enjoy the beauty of Astral Park and the nearby lake, providing a picturesque backdrop for your daily walks and recreational activities. Benefit from the convenience of nearby bus routes, connecting you effortlessly to the town centre and the train station, making commuting a breeze.

The property boasts a spacious driveway, ensuring hassle-free parking for multiple vehicles.

The garage has been thoughtfully converted into an additional reception room, providing versatile space for various uses.

Four well-appointed bedrooms offer ample space for the entire family, ensuring comfort and privacy.

The soft-converted loft provides extra space, offering the potential for a fully converted area, subject to the necessary planning consent.

The primary bedroom features a tastefully designed en-suite, providing a touch of luxury and convenience.

A delightful garden room with mains-fed power adds to the property's charm, offering flexibility for use as a home office or a summer bar, perfect for entertaining guests.

The soft-converted loft not only provides extra space but also presents an exciting opportunity for further expansion, subject to planning consent. Imagine the possibilities of

creating your dream space within the heart of this wonderful home.

This property is a rare find, combining a superb location with versatile living spaces and the potential for further customization. Don't miss the chance to make this charming house in Billington Park your dream home!

Agents Note

PLEASE NOTE

Under the terms of the 1979 Estate Agency Act we confirm that the vendor of this property is an employee of Connells Estate Agents.

Cloakroom

Wash hand basin with tiled splashback. WC. Radiator.

Lounge

17' 6" x 10' 2" (5.33m x 3.10m)

Double glazed window. Radiator. Under stairs cupboard. Stairs rising to first floor. Open to dining room.

Dining Room

10' 6" x 8' 8" (3.20m x 2.64m)

Snug / Office

16' 2" x 7' 6" (4.93m x 2.29m)

Double glazed window to front. Radiator. Laminate flooring.

Kitchen

11' x 8' 11" (3.35m x 2.72m)

Double glazed window. Fitted kitchen with wall and base units. Work surfaces with tiled splashback. Stainless steel sink and drainer. Space for freestanding gas/electric cooker with cooker hood over. Integrated dishwasher. Plumbing for washing machine. Space for American style fridge freezer. Vinyl flooring. Cupboard housing mail boiler. Door to garden.

Landing

Airing cupboard housing water tank. Radiator. Loft access.

Bedroom One

15' 4" x 8' 9" plus door recess (4.67m x 2.67m plus door recess)

2 double glazed windows. Radiator. Built in wardrobe. Carpeted flooring.

En-Suite To Bedroom One

Double glazed window. Shower cubicle. Wash hand basin in vanity unit. WC. Radiator. Fully tiled walls. Vinyl flooring.

Bedroom Two

10' 6" x 8' 11" (3.20m x 2.72m)

Double glazed window. Radiator. Built in wardrobe. Carpeted flooring.

Bedroom Three

8' 10" x 8' 11" (2.69m x 2.72m)

Double glazed window. Radiator. Built in wardrobe. Carpeted flooring.

Bedroom Four

7' 11" x 6' 10" (2.41m x 2.08m)

Double glazed window. Radiator. Carpeted flooring.

Bathroom

Double glazed window. Wash hand basin in vanity unit. Bath with waterfall shower over. Heated towel rail. WC. Fully tiled walls. Tiled flooring.

Loft Space

Restricted head height in places. 2 sky lights. Eaves storage. Fully boarded. Light. Several mains plug sockets. Pull down ladder.

Summer House

2 windows. Double doors. Wooden construction. Power. Light.

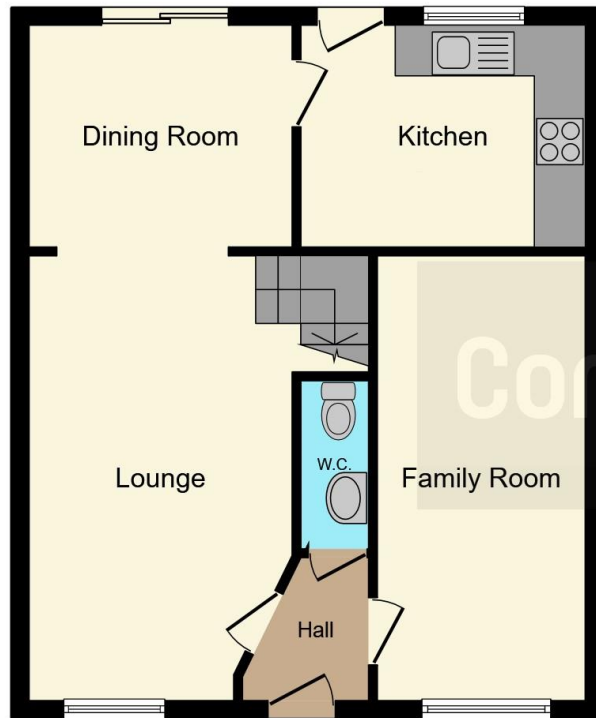
Rear Garden

South easterly facing. Mainly laid to lawn. Side access. Outside tap. 2 sheds. Outside sockets. Summer room.

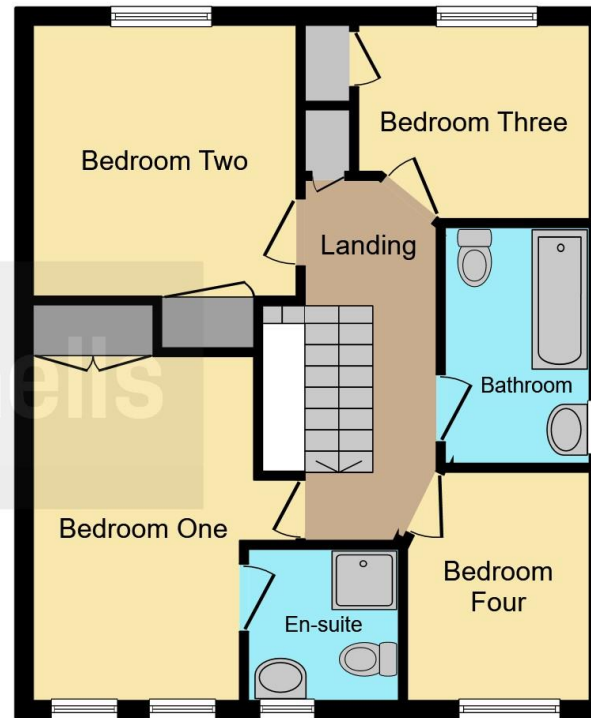








Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/LBC310640

Tenure: Freehold



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