



Connells

Village Court
Leighton Buzzard



Property Description

Welcome to your charming two-bedroom home, conveniently nestled in a private court within arm's reach of the bustling train station, making commuting a breeze. Situated in a rarely available location, this residence boasts a spacious layout complemented by a large garage to the side, perfect for parking or additional storage.

Step into your secluded rear garden, a tranquil retreat offering privacy and serenity, ideal for relaxing or entertaining guests. Embrace the outdoors with nearby walks, while enjoying the convenience of shops and pubs just a stone's throw away.

Families will appreciate the excellent school catchments, ensuring quality education for your loved ones. Don't miss this opportunity to make this well-appointed residence your own, where convenience and comfort meet in perfect harmony. Schedule a viewing today and envision yourself calling this house your home.

Lounge

13' 6" x 13' 11" (4.11m x 4.24m)
Front door into lounge. Double glazed window to front. Radiator. Fireplace. Under stairs cupboard. Laminate flooring.

Kitchen

13' 6" x 7' 3" (4.11m x 2.21m)
Double glazed window to rear. Fitted kitchen with wall and base units. Work surfaces with tiled splashback. Stainless steel sink and drainer. Electric oven. Electric hob with cooker hood over. Space for fridge freezer. Radiator. Boiler. Tiled flooring.

Landing

Loft access. Carpeted flooring.

Loft Space

Partially boarded.

Bedroom One

11' 4" x 8' 6" (3.45m x 2.59m)
Double glazed window to front. Radiator. Carpeted flooring.

Bedroom Two

10' x 6' 11" (3.05m x 2.11m)

Double glazed window to rear. Bulkhead cupboard. Radiator. Laminated flooring.

Bathroom

Double glazed window to rear. Bath with shower over. WC. Wash hand basin. Partly tiled walls. Extractor fan. Tiled flooring.

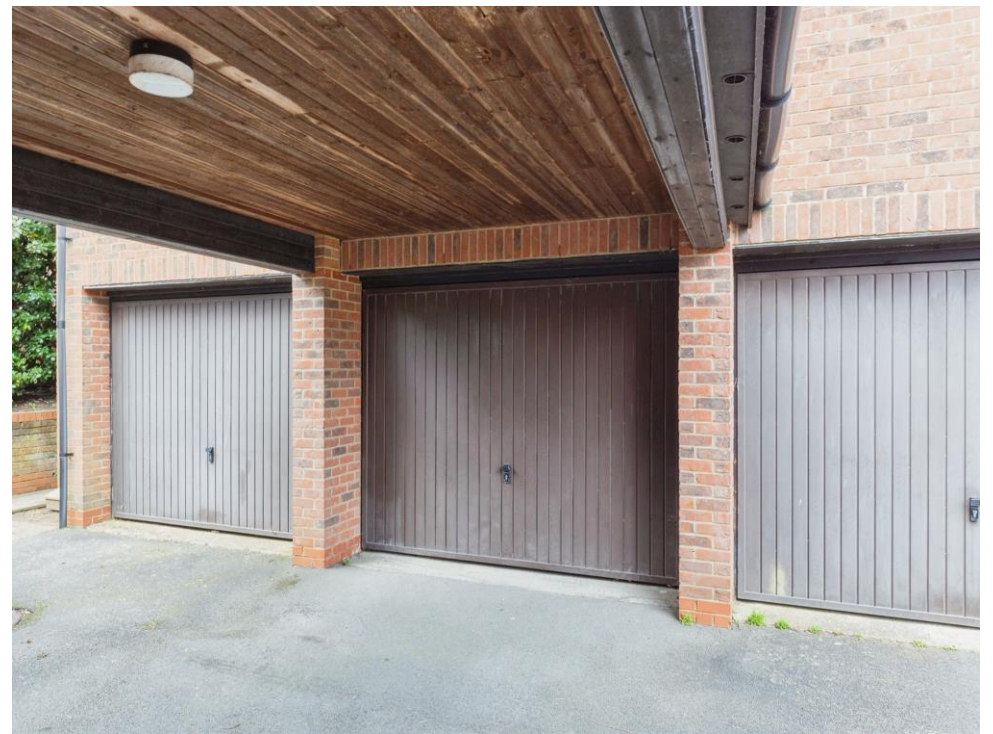
Rear Garden

2 tier garden with steps up to upper tier. Mature trees. Patio area. Enclosed with wooden fencing.

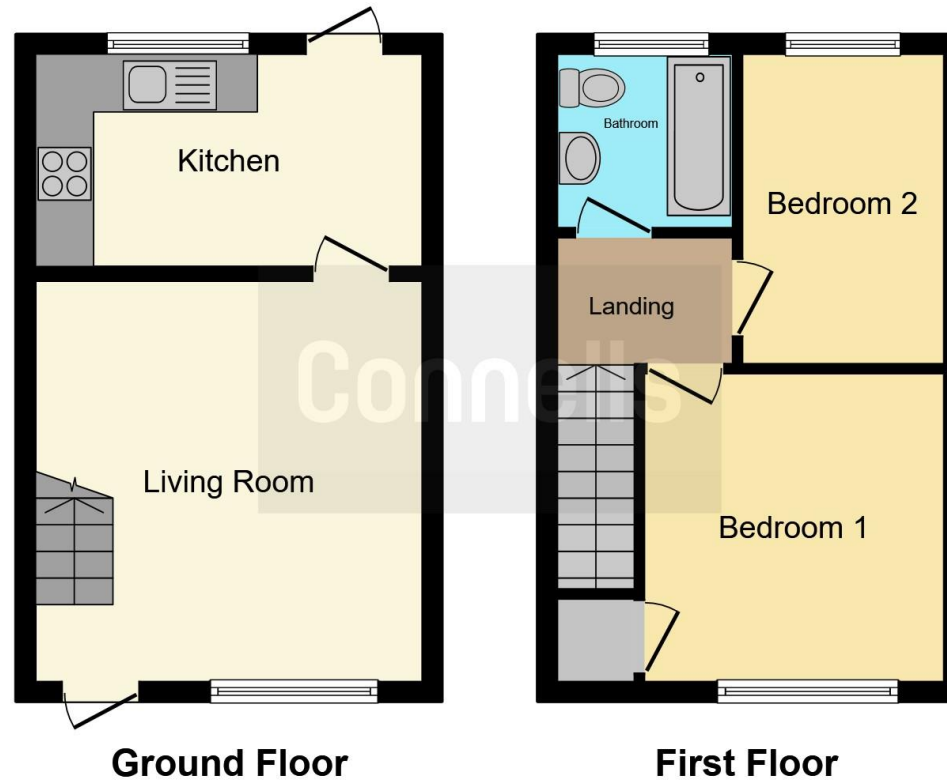
Garage

Up & over door.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: Awaited

Tenure: Freehold

view this property online connells.co.uk/Property/LBC310796



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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