



Connells

Lactans Edge
Leighton Buzzard



Property Description

Immaculate three-bedroom townhouse nestled in the sought-after Roman Gate community. Boasting three generously sized bedrooms, including a luxurious en-suite in the primary bedroom on the top floor, along with a family bathroom and convenient downstairs WC.

Enjoy the privacy of a rear garden that's not overlooked, perfect for outdoor relaxation. This modern home, only four years old, features a fully fitted kitchen and is meticulously presented throughout.

Situated in a prime location with easy access to the A505, A5, and M1, making commuting to Milton Keynes and Hemel Hempstead effortless. Additionally, the nearby train station, just a 30-minute walk away or a short bus trip, offers swift connections to London Euston in just 30 minutes, enhancing your lifestyle with seamless transportation options

Entrance Porch

UPVC front door. Radiator. Carpeted flooring.

Cloakroom

Wash hand basin. WC. Extractor fan. Laminate flooring.

Lounge

14' 8" x 11' 11" (4.47m x 3.63m)
Double glazed window. Under stairs cupboard. Radiator. Carpeted flooring.

Kitchen

11' 9" x 7' 7" (3.58m x 2.31m)
Double glazed window. Fitted kitchen with wall and base units. Integrated dishwasher. Integrated washing machine. Integrated fridge freezer. Gas hob with cooker hood over. Electric oven. 1.5 bowl stainless steel sink and drainer. French doors.

First Floor Landing

Storage cupboard. Radiator. Carpeted flooring.

Bedroom Two

13' max x 11' 11" max (3.96m max x 3.63m max)
2 double glazed windows. Radiator. Carpeted flooring.

Bedroom Three

11' 11" x 6' 4" (3.63m x 1.93m)

Double glazed window. Radiator. Carpeted flooring.

Bathroom

Double glazed window. Bath. WC. Wash hand basin. Radiator. Extractor fan. Vinyl flooring.

Second Floor Landing

Bedroom One

16' max x 8' 6" (4.88m max x 2.59m)

Double glazed window. Radiator. Carpeted flooring.

En-Suite To Bedroom One

Skylight window. Shower cubicle. Radiator. Extractor fan. WC. Wash hand basin. Vinyl flooring.

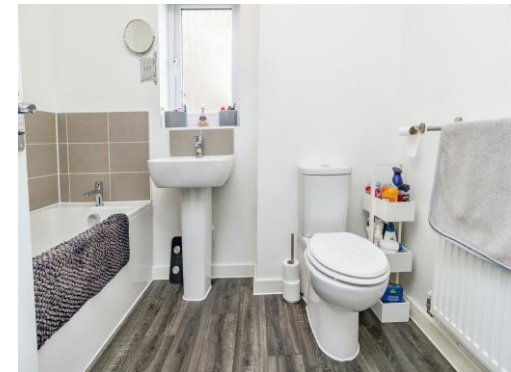
Outside

Front Garden

Paved area. Pathway to front door. Driveway to side. Access to rear garden.

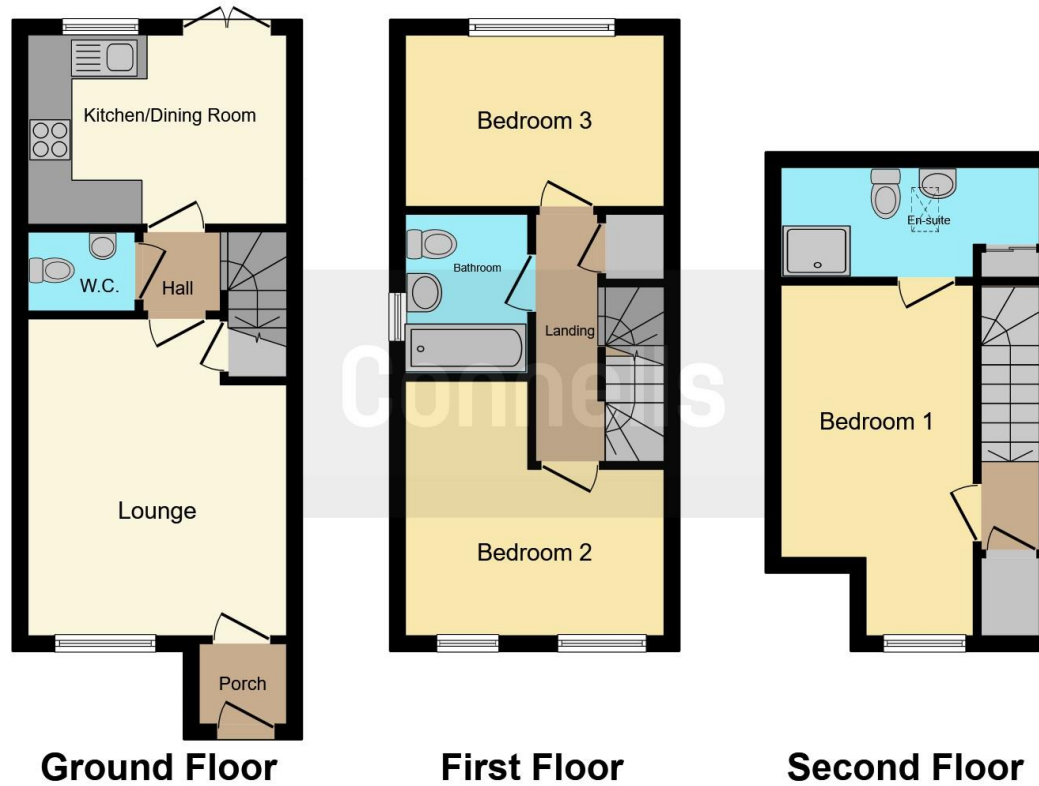
Rear Garden

Mainly laid to lawn. Raised flower beds. Patio area. Enclosed with wooden panelled fencing.









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

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EPC Rating: B

Tenure: Freehold

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