



Connells

Lister Corner
Leighton Buzzard



Property Description

Welcome to this charming five-year-old home nestled in a quiet cul-de-sac, offering both tranquillity and convenience. With a spacious driveway accommodating two cars, you'll always have a hassle-free parking experience. As you step inside, you're greeted by a modern downstairs cloakroom, a testament to the thoughtful design of this property.

The heart of this home lies in its fully integrated AEG kitchen appliances, ensuring both functionality and style for your culinary adventures. Adjacent to the kitchen, a delightful summer room invites you to relax and soak in the natural light, creating a seamless indoor-outdoor living experience.

Outside, the property boasts a larger-than-average garden compared to its counterparts, providing ample space for outdoor gatherings, gardening endeavours, or simply enjoying the fresh air. With three bedrooms, this home offers flexibility for families, guests, or home offices, all within a highly sought-after area known for its community spirit and convenience. Don't miss the opportunity to make this house your home.

Entrance Hall

Composite front door. Under stairs storage. Radiator. Laminate flooring.

Cloakroom

Wash hand basin. WC. Radiator. Vinyl flooring.

Lounge

15' 9" x 12' plus recess (4.80m x 3.66m plus recess)
Double glazed patio doors. TV point. Telephone point. Radiator. Carpeted flooring.

Kitchen/Breakfast Room

11' 3" x 8' 9" max (3.43m x 2.67m max)
Double glazed windows. Fitted kitchen with wall and base units. Work surfaces with splashback. Gas hob with cooker hood over. Electric double oven. 1 1/2 bowl stainless steel sink and drainer. AEG integrated dishwasher. AEG integrated washing machine. AEG integrated fridge freezer. Radiator. Vinyl flooring.

Landing

Radiator. Cupboard. Carpeted flooring. Loft access.

Bedroom One

10' 2" x 13' 5" to fitted wardrobes (3.10m x 4.09m to fitted wardrobes)
2 double glazed windows. Fitted wardrobes. Carpeted flooring.

Bedroom Two

7' 6" max x 11' 8" (2.29m max x 3.56m)
Double glazed window. Radiator. Built in cupboard. Carpeted flooring.

Bedroom Three

7' 11" max x 11' (2.41m max x 3.35m)
Double glazed window. Radiator. Carpeted flooring.

Bathroom

Bath with shower over and shower screen. Extractor fan. WC. Wash hand basin. Heated chrome towel rail. Tiling to water sensitive areas. Vinyl flooring.

Outside

Front Garden

Low maintenance. Shale area.

Rear Garden

Mainly laid to lawn. Patio area. Summer room.

Garden Room

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

Parking

Driveway to side with 2 parking spaces.





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

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

4 Market Square
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: B

view this property online connells.co.uk/Property/LBC310901

Awaiting Photograph

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LBC310901 - 0006