



Connells

Appenine Way
LEIGHTON BUZZARD

Appenine Way LEIGHTON BUZZARD LU7 3XZ

for sale offers in excess of
£380,000



Property Description

The property is set back on Appenine Way giving you privacy from the main road. The property has parking and a garage which can be accessed via Carina Drive.

The property comprises entrance hall, downstairs toilet, lounge diner, kitchen & conservatory. Upstairs you will find four bedrooms and the family bathroom. There is access to the loft from the landing as well.

Outside to the front there is a small, landscaped shingle garden with a pathway to the front door, and to the rear, you have a mainly laid to lawn garden with a patio area and access to the garage and parking.

Entrance Hall

Radiator. Vinyl flooring.

Cloakroom

Double glazed window. Wash hand basin. WC. Radiator. Vinyl flooring.

Lounge

15' 4" x 12' 7" (4.67m x 3.84m)

Double glazed window. Radiator. Carpeted flooring.

Dining Room

10' 3" x 9' 5" (3.12m x 2.87m)

Double glazed patio doors. Radiator. Carpeted flooring.

Kitchen

11' 1" x 8' 11" (3.38m x 2.72m)

Double glazed window. Fitted kitchen with wall and base units. Work surfaces with tiled splashback. Gas hob with cooker hood over. Electric oven. Space for fridge freezer. Radiator. Stainless steel sink and drainer. Plumbing for washing machine. UPVC door to side. Tiled flooring.

Conservatory

11' x 11' 4" (3.35m x 3.45m)

UPVC and brick construction. French doors to garden. Carpeted flooring.

Landing

Double glazed window. Airing cupboard. Loft access. Carpeted flooring.

Loft Space

Pull down ladder. Power & light. Boiler.

Bedroom One

11' 11" x 10' 4" (3.63m x 3.15m)

Double glazed window. Radiator. Carpeted flooring.

Bedroom Two

9' 7" x 8' 5" (2.92m x 2.57m)

Double glazed window. Radiator. Carpeted flooring.

Bedroom Three

8' 11" x 8' (2.72m x 2.44m)

Double glazed window. Radiator. Carpeted flooring.

Bedroom Four

9' 6" x 6' 7" (2.90m x 2.01m)

Double glazed window. Radiator. Carpeted flooring.

Bathroom

Double glazed window. Heated towel rail. Wash hand basin in vanity unit. Bath with shower over. WC. Shaver point.

Rear Garden

Mainly laid to lawn. Paved patio. Raised deck. Rear access.

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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4 Market Square
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EPC Rating: C

Tenure: Freehold

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