



Connells

North Street
Leighton Buzzard



Property Description

Located in a small cul-de-sac in the centre of Leighton Buzzard is this period three bedroom detached house complete with off road parking for two vehicles. The location is perfect for commuters with the train station being about a mile away (a 20 minute walk).

The property has been modernised and decorated throughout by the current owners, The kitchen and both bathrooms have been re-fitted within the last 10 years. The kitchen, replaced more recently boasts an integrated oven, induction hob, cooker hood and two fridge freezers. The en-suite to master has a double shower as well as under floor heating and a window.

The landscaped rear garden is great for families who like to spend a lot of time outside during the summers. you're not over looked at all and half of your perimeter is walled perfect for growing fruit trees or climbing plants against.

Entrance Porch

Double glazed door. Tiled flooring.

Cloakroom

Wash hand basin. WC. Radiator. Partly tiled walls. Extractor fan. Tiled flooring.

Lounge

23' 3" max x 10' (7.09m max x 3.05m)
Double glazed window. Radiator. Fireplace. French doors. Door to side. Sky point. Carpeted flooring.

Dining Room

12' into door x 10' 10" max (3.66m into door x 3.30m max)
Double glazed window. Radiator. Chimney stack (closed off). Carpeted flooring.

Kitchen

15' 11" max x 13' 6" (4.85m max x 4.11m)
Skylight window. Double glazed window. Fitted kitchen with wall and base units. Quartz work surfaces. Induction hob with cooker hood over. Integrated electric oven. Space for tumble dryer. 2 integrated fridge freezers. Integrated dishwasher. Radiator. Karndean flooring.

Landing

Loft access. Carpeted flooring.

Loft Space

Pull down ladder. Boarded.

Bedroom One

12' 1" x 10' 10" (3.68m x 3.30m)

Double glazed window. Radiator. Carpeted flooring.

En-Suite To Bedroom One

Double glazed window. Large shower cubicle. Heated towel rail. WC. Wash hand basin. Under floor heating. Fully tiled walls. Tiled flooring.

Bedroom Two

10' x 9' 5" (3.05m x 2.87m)

Double glazed window. TV point. Radiator. Carpeted flooring.

Bedroom Three

8' 9" x 7' 4" (2.67m x 2.24m)

Double glazed window. Radiator. Carpeted flooring.

Bathroom

Double glazed window. WC. Wash hand basin. Extractor fan. Shower cubicle. Heated towel rail. Storage/ boiler cupboard. Fully tiled walls.

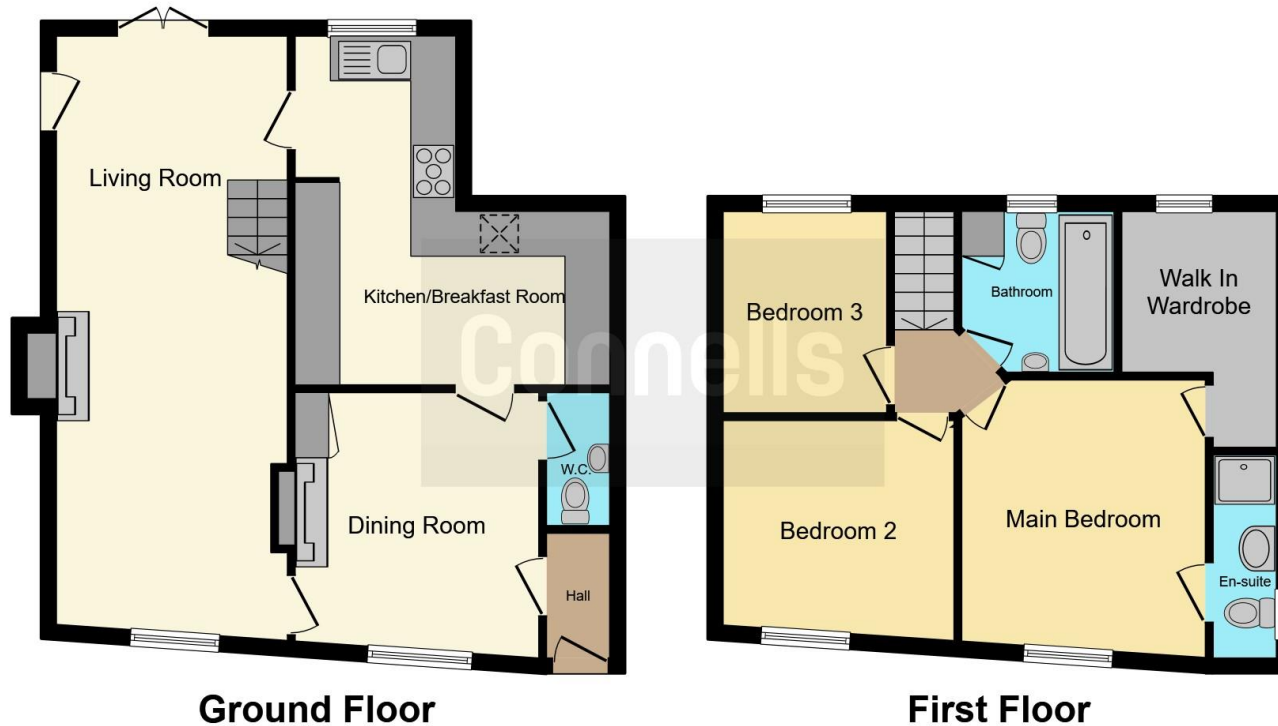
Rear Garden

Mainly laid to lawn. Patio area. Side access. Side storage. Magnolia tree.









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: D

Tenure: Freehold

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