



**Connells**

Nebular Court  
Leighton Buzzard



## Property Description

This newly available three bedroom home is in the sought-after Planets development, an ideal location for families, within walking distance of schools for all ages, Tesco Express, and the Clay Pipe pub.

The property features three bedrooms, a family bathroom, and a kitchen diner perfect for entertaining, which overlooks a fully enclosed private rear garden with mature trees framing the views. With an allocated space, you'll have no problem parking.

Surrounded by green spaces and a park, there are plenty of opportunities for recreation and leisure, making it perfect for a growing family. Combining convenience, comfort, and community, this home is a fantastic choice.

## Entrance Porch

Double glazed UPVC door into porch. Door into lounge.

## Lounge

14' 11" max x 14' 2" max ( 4.55m max x 4.32m max )

Double glazed window to front. Radiator. Stairs rising to first floor. Under stairs cupboard. Laminate flooring.

## Kitchen/ Diner

14' 11" x 8' 8" ( 4.55m x 2.64m )

Double glazed window to rear. Fitted kitchen with wall and base units. Wall mounted boiler. Plumbing for washing machine. Space for fridge. Electric oven, 5 ring gas hob. Space for table and chairs. Laminate flooring. Sliding patio doors to rear.

## Landing

Airing cupboard. Radiator. Doors to bedrooms and bathroom. Loft access.

## Bedroom One

8' 4" x 11' ( 2.54m x 3.35m )

Double glazed window to front. Carpet. Radiator.

## Bedroom Two

9' x 8' 3" ( 2.74m x 2.51m )

Double glazed window to rear over looking garden. Carpet. Radiator.

## Bedroom Three

7' 10" x 6' 2" ( 2.39m x 1.88m )

Double glazed window to front. Storage cupboard. Radiator.

## Bathroom

Double glazed window to rear. Panelled enclosed bath. Wash hand basin. WC.

## Front Garden

Laid to lawn with pathway to front door. Mature bushes and shrubs.

## Rear Garden

Laid to lawn. Mature trees and shrubs. Side access.(not overlooked from the rear).

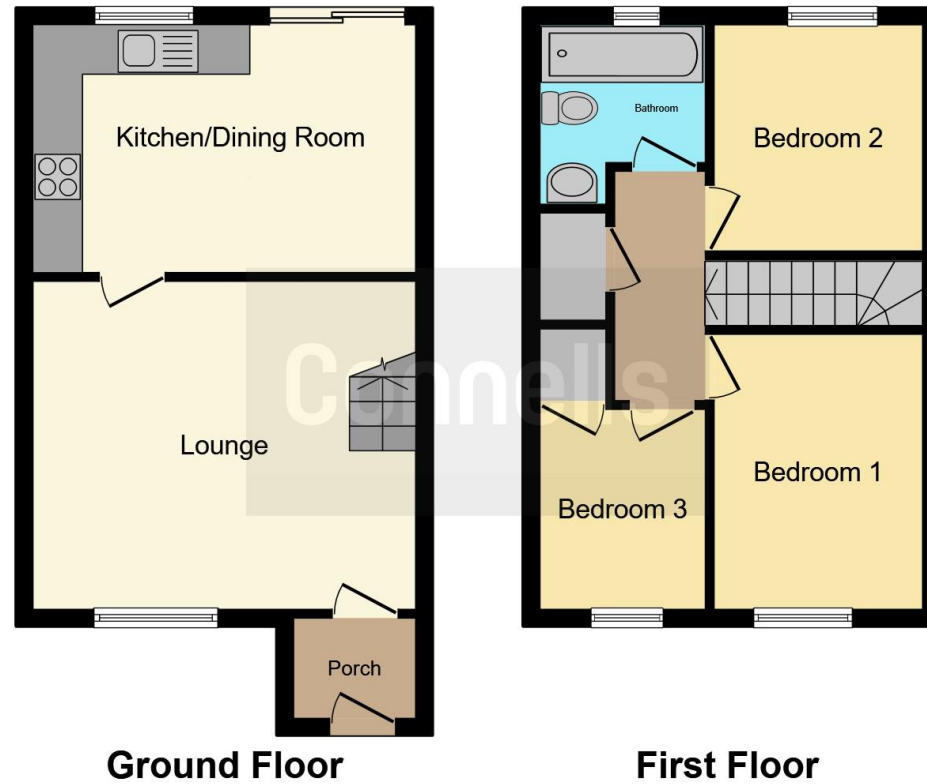
## Parking

Allocated parking









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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

Tenure: Freehold



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