



**Connells**

Lister Corner  
LEIGHTON BUZZARD





## Property Description

This modern two double-bedroom property, available at 50% shared ownership, is the perfect opportunity for first-time buyers or those looking to step onto the property ladder. Only 4 years old, this home combines contemporary design with practical features in a highly sought-after location.

The ground floor boasts a spacious living area, a modern kitchen, and the convenience of a downstairs WC. Upstairs, you'll find two generously sized double bedrooms, offering plenty of space for relaxation and storage. The property also benefits from off-road parking for two cars, making it ideal for households with multiple vehicles.

With its blend of modern amenities and affordability, this home offers a fantastic opportunity to enjoy comfortable living in a vibrant community.

Don't miss the chance to make this your own - contact us today to arrange a viewing.

## Entrance Hall

Under stairs storage. Carpeted flooring.

## Cloakroom

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

## Lounge

15' 7" x 10' 5" ( 4.75m x 3.17m )

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

## Kitchen

10' x 8' 2" ( 3.05m x 2.49m )

Double glazed window. Fitted kitchen with wall and base units. Stainless steel sink and drainer. Central heating boiler. Plumbing for washing machine. Plumbing for dishwasher. Electric oven > Gas hob with cooker hood over. Space for fridge freezer. Vinyl flooring.

## Bedroom One

15' 7" x 10' 6" ( 4.75m x 3.20m )

Double glazed window. Fitted wardrobes. Radiator. Carpeted flooring.

## Bedroom Two

15' 5" x 11' 2" ( 4.70m x 3.40m )

2 double glazed windows. Radiator. TV point. Carpeted flooring. Loft access (partly boarded with ladder).

## Bathroom

Bath with shower over. WC. Wash hand basin. Extractor fan. Tiling to water sensitive areas. Vinyl flooring.

## Outside

### Front Garden

Mature shrubs and bushes. Steps to front door. Small shingle area.

### Rear Garden

Mainly laid to lawn. Patio. Enclosed with wooden fencing to borders.

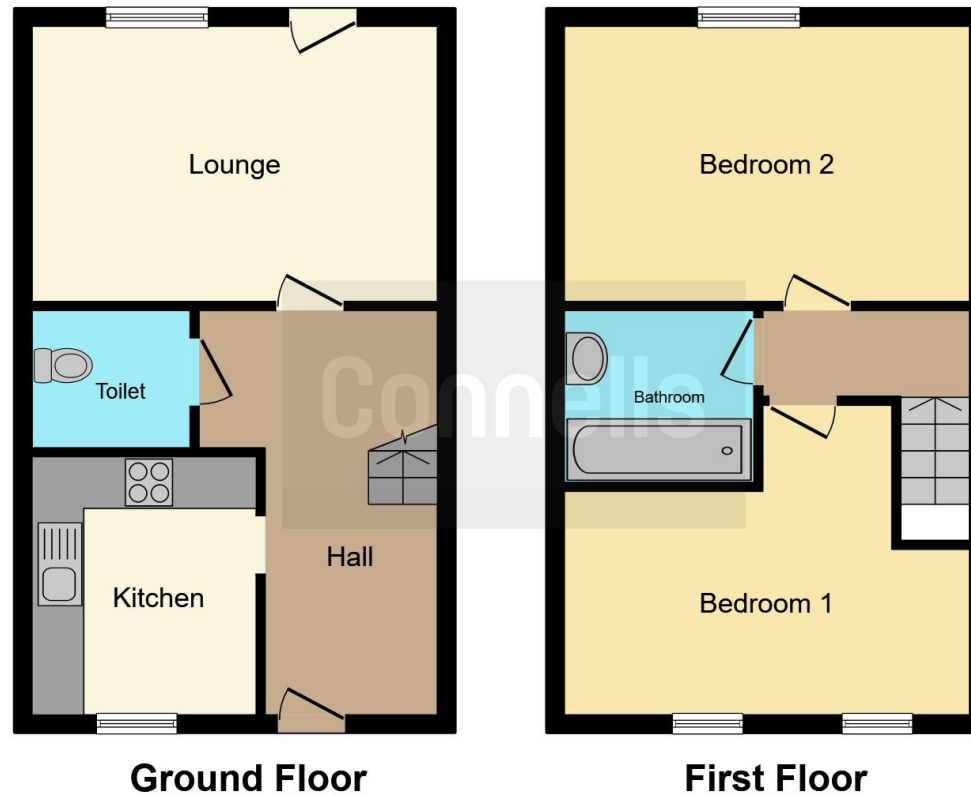












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LBC311007](http://connells.co.uk/Property/LBC311007)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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