



Connells

Orchard Drive
Leighton Buzzard



Property Description

We are pleased to present this three-bedroom semi-detached home which is located in the sought-after Linslade area, just a short walk from the train station. The property is also located within a mile of schooling for all ages.

The house offers a versatile and open living space, featuring a modern kitchen that can be seamlessly connected to the lounge through elegant pocket sliding doors. The ground floor also includes a convenient downstairs toilet combined utility room.

The home offers direct access to the garage from the interior, providing both convenience and added storage options. The garden is beautifully landscaped with a wooden veranda with outdoor lighting creating an inviting outdoor space for relaxation and entertaining. The front of the house features a block-paved driveway with ample parking for multiple vehicles.

Upstairs, you'll find three well-sized bedrooms and a contemporary shower room fitted with a power shower, adding to the comfort and style of this wonderful family home.

Entrance Porch

Composite front door. Door to entrance hall. LVT.

Entrance Hall

Stairs rising to first floor. Doors to kitchen and lounge. LVT.

Lounge

10' 7" x 12' 10" (3.23m x 3.91m)
Double glazed window to front. Radiator. Luxury vinyl tiled flooring.

Inner Lobby

Door to garage. UPVC double glazed door to garden. Door to utility/cloakroom.

Kitchen

16' 10" x 10' 1" extending to 11.05 (5.13m x 3.07m extending to 11.05)

Double glazed window to rear. Fitted kitchen with wall and base units. Breakfast bar. 2 radiators. Integrated electric oven. Integrated gas hob. Integrated dishwasher. Space for table and chairs. Pantry. Multi functional tap with boiling and filtered water as options. Double glazed french doors to garden.

Utility Room/ Cloakroom

Double glazed window to rear. Space for fridge freezer. Plumbing for washing machine. WC. Wash hand basin in vanity unit.

Bedroom One

14' x 9' (4.27m x 2.74m)

Double Glazed window to front. Radiator. Carpeted flooring.

Landing

Double glazed window to side. Loft access (insulated and boarded). Carpeted flooring. Doors to all rooms.

Bedroom Two

10' 1" x 10' 6" (3.07m x 3.20m)

Double glazed window to rear. Radiator. Carpeted flooring.

Bedroom Three

7' 1" x 10' 8" to 7.03 (2.16m x 3.25m to 7.03)

Double glazed window to front. Radiator. Airing cupboard housing boiler (combi-boiler 1 year old). Carpeted flooring.

Bathroom

Double glazed window to rear. Fully tiled walls. WC. Wash hand basin in vanity unit. Large shower cubicle.

Outside

Front Garden

Block paved driveway with parking for multiple vehicles.

Rear Garden

Landscaped garden featuring lawn area with patio borders. Outside socket. Shed (to remain). Patio dining area with wooden Veranda and outdoor lighting. Wooden panelled fencing to borders.

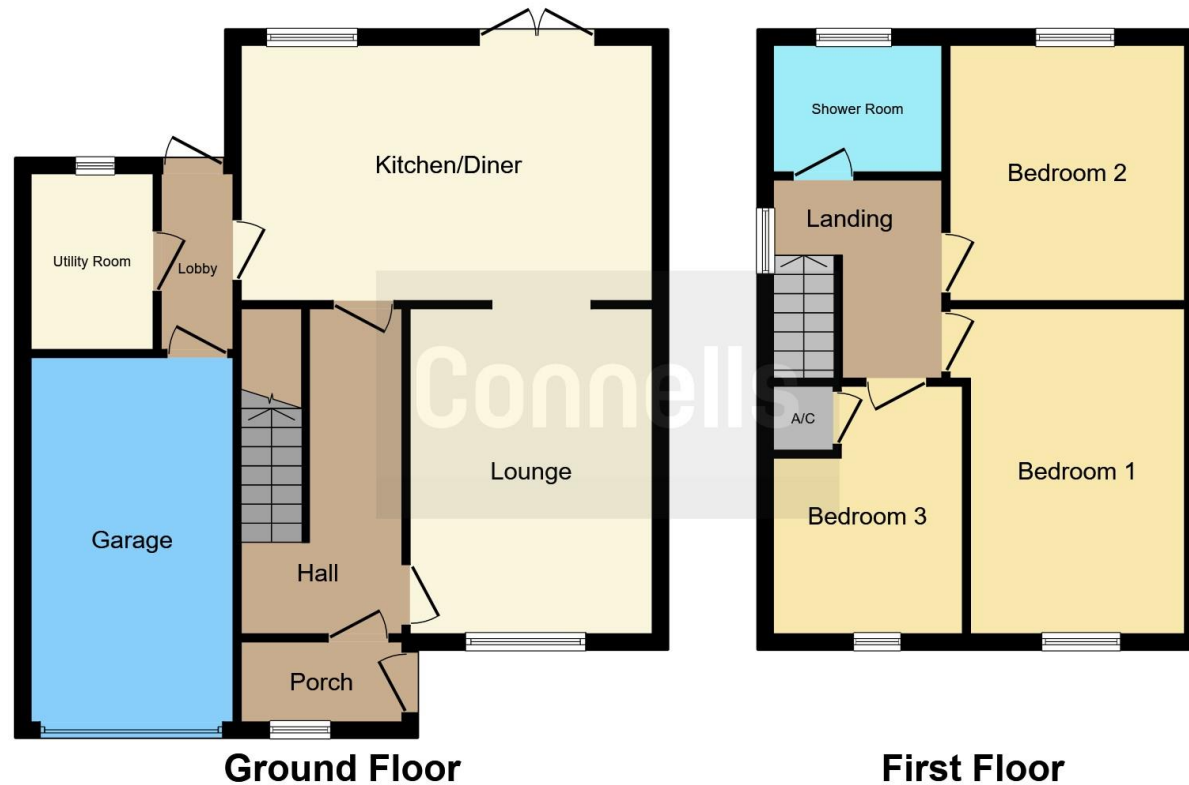
Garage

16' 1" x 17' 10" (4.90m x 5.44m)
Up & over door. Power & light.









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: D

Tenure: Freehold

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