



**Connells**

Stratton Mews  
LEIGHTON BUZZARD



# Stratton Mews LEIGHTON BUZZARD LU7 3PY

for sale  
**£375,000**



## Property Description

Located in a quiet cul-de-sac just a short distance from the town centre and train station, this well-maintained three-bedroom detached property offers comfortable and convenient living with the added benefit of a complete upper chain.

The home features a driveway, garage, and carport, providing ample parking. Inside, the accommodation includes a welcoming entrance hall, a downstairs cloakroom, a bright and airy lounge, and a conservatory that overlooks the garden-perfect for additional living space. The fitted kitchen is well-equipped with modern appliances, making it ideal for everyday use.

Upstairs, three well-proportioned bedrooms offer plenty of space, served by a stylish family bathroom. The property also benefits from a recently installed boiler, less than a year old, ensuring energy efficiency and peace of mind.

With its prime location, generous parking, and well-designed living space, this fantastic home is ideal for families or professionals looking for a convenient and comfortable lifestyle.

## Entrance Hall

Luxury vinyl tiling.

## Cloakroom

Double glazed window. WC. Radiator. Wash hand basin. Luxury vinyl tiling.

## Lounge

15' 3" plus recess x 14' 7" max ( 4.65m plus recess x 4.45m max )  
Dual aspect double glazed windows. Radiator. Under stairs cupboard. Internet point. Luxury vinyl tiling.

## Kitchen

8' 1" x 7' 10" ( 2.46m x 2.39m )  
Dual aspect double glazed windows. Fitted kitchen with wall and base units. Stainless steel sink and drainer. Plumbing for washing machine. Gas hob. Electric oven. Integrated fridge freezer. Plumbing for dishwasher. Luxury vinyl tiling.

## Conservatory

9' 9" x 9' 1" ( 2.97m x 2.77m )  
Double glazed windows. Brick base. Luxury vinyl tiling.



## Landing

Double glazed window. Radiator. Built in storage. Carpeted flooring.

## Bedroom One

12' 10" x 8' 3" ( 3.91m x 2.51m )  
Double glazed window. Radiator. Carpeted flooring.

## Bedroom Two

10' 5" x 8' 4" ( 3.17m x 2.54m )  
Double glazed window. Radiator. Carpeted flooring.

## Bedroom Three

7' 5" x 6' ( 2.26m x 1.83m )  
Double glazed window. Radiator. Carpeted flooring.

## Bathroom

Double glazed window. Bath with shower over and shower screen. Radiator. WC. Wash hand basin in vanity unit. Laminate flooring.

## Outside

## Front Garden

Small block paved driveway. Low hedge and brick wall to borders. Mature tree. Shingle.

## Rear Garden

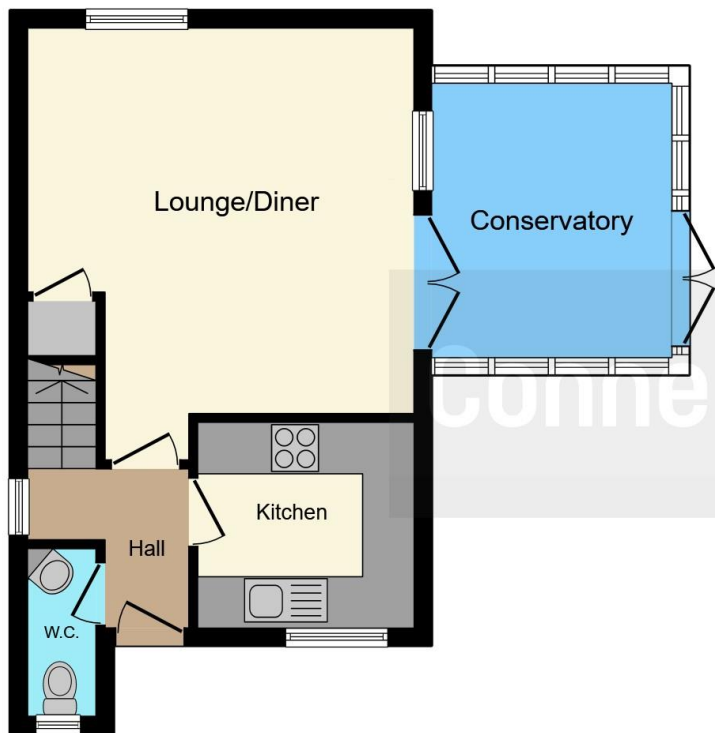
Mainly laid to lawn. Patio area. Side access to garage. Storage. Mature tree. Brick wall to borders.

## Garage

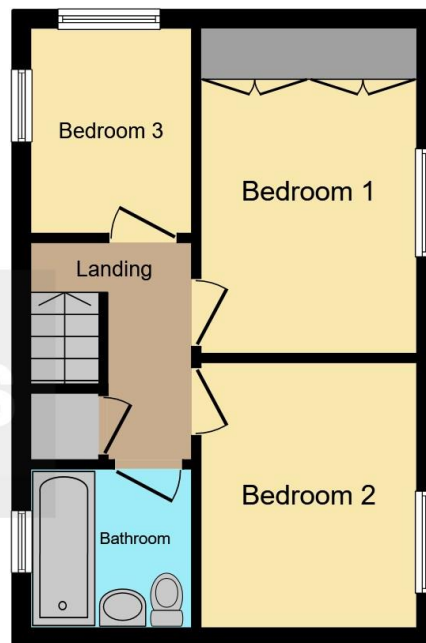
Up & over door.







**Ground Floor**



**First Floor**

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)

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**EPC Rating: D**

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Tenure: Freehold



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