



**Connells**

Stratton Mews  
Leighton Buzzard



# Stratton Mews Leighton Buzzard LU7 3PY

for sale  
**£375,000**



## Property Description

This link-detached 3-bedroom house features a modern design with a single storey rear extension which offer space and flexible layout options. The front of the property includes a private driveway leading to a garage, perfect for off-street parking or storage. Upon entering, you are greeted by an open-plan lounge and dining area, creating a spacious, light-filled environment ideal for family gatherings or entertaining guests. The rear extension adds to the living area, providing a flexible space that can be used for a variety of purposes.

The property boasts a good-sized garden at the back, providing a private outdoor space for relaxation, gardening, or play. Upstairs, there are three comfortable bedrooms, perfect for a growing family or as additional guest space. The overall layout combines practical living areas with an inviting, cozy atmosphere, making it an ideal home for a family looking for both convenience and space

## Entrance Hall

Composite front door. Radiator. Amtico flooring.

## Cloakroom

Double glazed window. Wash hand basin. WC. Heated towel rail radiator. Half height tiling. Amtico flooring.

## Living/Dining room

14' 7" x 21' 6" ( 4.45m x 6.55m )

Double glazed window. Double glazed patio door. Under stairs storage. Telephone point. Virgin point. 2 radiators. Door in to garage.

## Kitchen

12' 11" x 8' 1" ( 3.94m x 2.46m )

Double glazed window. Fitted kitchen with wall and base units. 1 bowl sink and drainer. Electric oven. Gas hob with cooker hood over. Central heating boiler. Plumbing for washing machine. Integrated dishwasher. Integrated fridge.

## Landing

Loft access. Airing cupboard.

## Loft Space

Partly boarded. Pull down ladder. Light.

## Bedroom One

8' 3" x 12' 10" ( 2.51m x 3.91m )

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

## Bedroom Two

10' 5" x 8' 4" ( 3.17m x 2.54m )

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

## Bedroom Three

7' 6" x 6' ( 2.29m x 1.83m )

Double Glazed window. Radiator. Laminate flooring.

## Bathroom

Double glazed window. Bath with shower over. Shower screen. WC. Wash hand basin. Heated towel rail radiator. Laminate flooring.

## Outside

## Front Garden

Access to garage. Driveway with parking.

## Rear Garden

Laid to lawn. Large patio area. Mature trees and bushes. Shed. Wooden panelled fencing to borders. Small patio area to rear.

## Garage

Up & over door. Rear door in to garden.















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**

Tenure: Freehold

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Property Ref: LBC311004 - 0007