



**Connells**

Riverside  
Leighton Buzzard

# Riverside Leighton Buzzard LU7 3HX

for sale  
**£450,000**



## Property Description

This 4-bedroom detached house offers spacious and comfortable living, perfect for family life. The ground floor features a welcoming lounge and a separate dining room, providing ample space for relaxation and entertaining. There is also a kitchen with patio doors opening into the garden. The lounge is bright and airy, ideal for cozy evenings, while the dining room offers a more formal setting for meals.

Upstairs, you'll find four generously sized double bedrooms, each offering plenty of natural light and space for furnishings. The master bedroom is a good size and has ample place for storage whilst the remaining three double bedrooms are perfect for family members, guests, or a home office setup.

Outside, the property boasts a driveway that provides convenient off-street parking for multiple vehicles. Additionally, the house is equipped with south-facing solar panels, making it energy-efficient and environmentally friendly by harnessing the sun's power to reduce energy bills. The Solar Panels were installed in 2012 and come with a government

grant. So for every Kw of electricity the panels produce you get paid under a Feed in tariff FIT for short whether you use it or send it back to the grid.

This detached home combines comfort, practicality, and sustainability in an attractive package. Call us to find out more and book your viewing.

## Entrance Hall

Wooden flooring.

## Cloakroom

Wash hand basin in vanity unit. WC.

## Lounge

18' 1" x 12' 11" ( 5.51m x 3.94m )

Double glazed window. Radiator. Fireplace.  
Double glazed patio doors. Wooden flooring.

## Dining Room

11' x 9' 9" ( 3.35m x 2.97m )

Double glazed patio doors. Radiator.

## Kitchen

11' max x 7' 11" max ( 3.35m max x 2.41m max )

Double glazed window. Fitted kitchen with wall and base units. Gas hob. Integrated oven. Plumbing for washing machine. Space for fridge freezer.

## Landing

Double glazed window. Loft access (partly boarded with ladder). Airing cupboard housing combi boiler.

## Bedroom One

13' 1" x 9' 4" ( 3.99m x 2.84m )

Double glazed window. Radiator. Carpeted flooring.

## Bedroom Two

13' 2" x 8' 6" ( 4.01m x 2.59m )

Double glazed window. Radiator. Carpeted flooring.

## Bedroom Three

11' 3" x 9' 4" ( 3.43m x 2.84m )

Double glazed window. Radiator. Carpeted flooring,

## Bedroom Four

8' 6" x 8' 3" ( 2.59m x 2.51m )

Double glazed window. Radiator. Carpeted flooring.

## Bathroom

Double glazed window. Bath. Wash hand basin in vanity unit. Radiator. WC.

## Outside

## Front Garden

Driveway with parking for up to 3 cars. Gravel.

## Rear Garden

Mainly laid to lawn.

## Garage









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

**T 01525 372 588**  
**E [leightonbuzzard@connells.co.uk](mailto:leightonbuzzard@connells.co.uk)**

4 Market Square  
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: B Council Tax  
 Band: E

Tenure: Freehold

**view this property online [connells.co.uk/Property/LBC311221](http://connells.co.uk/Property/LBC311221)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: LBC311221 - 0005