



Connells

Carina Drive
Leighton Buzzard



Property Description

This charming two-bedroom end-of-terrace home offers comfortable living in a well-planned layout. Entering from the rear of the property, you step into a spacious kitchen diner with ample room for a small dining table—perfect for casual meals and entertaining. Flowing through to the front of the house is a generous lounge area, ideal for relaxing or hosting guests.

Upstairs, the property boasts two well-proportioned bedrooms and a modern bathroom, offering practicality and comfort for everyday living.

Outside, you'll find both front and rear gardens, with the rear garden featuring a delightful outdoor pizza oven—great for al fresco dining in the warmer months. At the back of the property, there's a garage and an additional parking space separate from the garage, providing convenient off-road parking.

This home combines indoor comfort with excellent outdoor features, making it a fantastic option for a variety of buyers.



Lounge

14' x 12' 4" (4.27m x 3.76m)
Double glazed window. Radiator. Laminate flooring. Stairs rising to first floor.

Kitchen/ Diner

14' x 10' 11" (4.27m x 3.33m)
Double glazed window. Fitted kitchen with wall and base unit. Work surfaces with tiled splashback. Stainless steel sink and drainer. Integrated oven. Gas hob with cooker hood over. Plumbing for washing machine. Radiator. Space for fridge freezer. Laminate flooring.

Landing

Loft access. Carpeted flooring.

Bedroom One

14' max x 11' 6" max (4.27m max x 3.51m max)
Double glazed window. Radiator. Carpeted flooring.

Bedroom Two

9' 10" x 7' 4" (3.00m x 2.24m)
Double glazed window. Built in wardrobe. Radiator. Carpeted flooring.

Bathroom

Double glazed window. Bath with shower over. WC. Wash hand basin. Radiator. Tiling to water sensitive areas. Laminate flooring.

Outside

Front Garden

Mainly laid to lawn with pathway to front door. Side access to rear garden. Mature bushes and shrubs. Brick wall to borders.

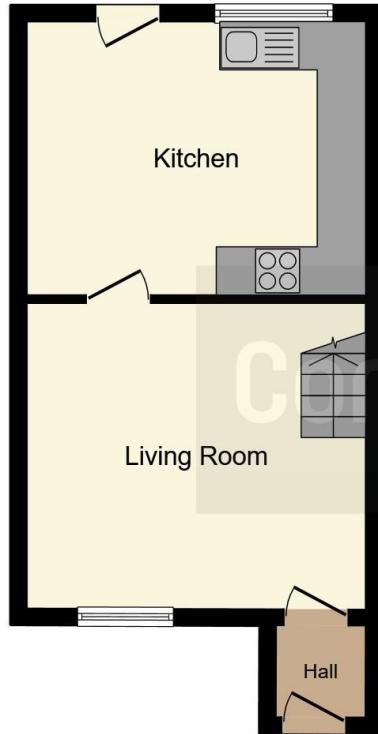
Rear Garden

Side access. Patio area. Raised area with shingle and paved patio. Pizza oven. Sleeper raised beds. Mature shrubs. Plumbing. Wooden panelled fencing to borders one side and brick wall to borders and the other side.

Garage En Bloc

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

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EPC Rating: D Council Tax
 Band: C

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