



**Connells**

Rutherford Crescent  
LEIGHTON BUZZARD





## Property Description

side access to the parking.

This Two double bedroom semi-detached home is located on the modern and popular Clipstone development.

To the front there is a pebbled front garden with off street parking for two vehicles located directly to the side of the property. Upon entering you are greeted by an initial hallway with an open plan modern kitchen with ample space for all the modern appliances. There is a good-sized lounge/dining room to the rear with double glazed french doors leading to a well-planned and improved rear garden and under stairs storage housing electrics and fibre broadband. There is a downstairs cloakroom.

To the first floor you will find two double bedrooms and a modern family bathroom. There is an en-suite shower room off the master bedroom, and ample built in storage within the second bedroom.

Outside there is a good sized larger than average rear garden with an extended patio area, dog friendly artificial grass and further decked area which is a perfect sun trap. There is also an outside water point, electric and

## Entrance Porch

Radiator. Electric powered smoke alarm.

## Cloakroom

Double glazed frosted window. WC. Wash hand basin. Extractor fan. Radiator.

## Lounge

12' x 15' 10" max ( 3.66m x 4.83m max )  
Double glazed french doors with double glazed windows either side to garden. Under stairs cupboard housing Internet, electrics and TV point. Thermostat for downstairs and landing.

## Kitchen

10' x 6' ( 3.05m x 1.83m )  
Double glazed window. Modern fitted kitchen with wall and base units. Integrated AEG oven. AEG hob with cooker hood over. Space for fridge freezer. Plumbing for washing machine. Plumbing for slimline dishwasher. Multi electric points. Electric kick board fan heater. Electric powered co2 alarm.

## Landing

Radiator. Doors to all rooms. Loft access.

## Bedroom One

10' 2" x 9' 7" ( 3.10m x 2.92m )  
Double glazed window. Radiator. Electric points with USB. Thermostat for bedrooms and bathrooms.

## En-Suite To Bedroom One

Wash hand basin. Shower cubicle with glass door. Heated towel rail. WC.

## Bedroom Two

11' to wardrobe x 8' 5" ( 3.35m to wardrobe x 2.57m )  
Dual aspect double glazed window. Built in storage above stairwell. Built in wardrobe. Radiator.

## Bathroom

Wash hand basin. WC. Radiator. Extractor fan. Bath.

## Outside

## Front Garden

Pebbled front garden with pathway to front door.

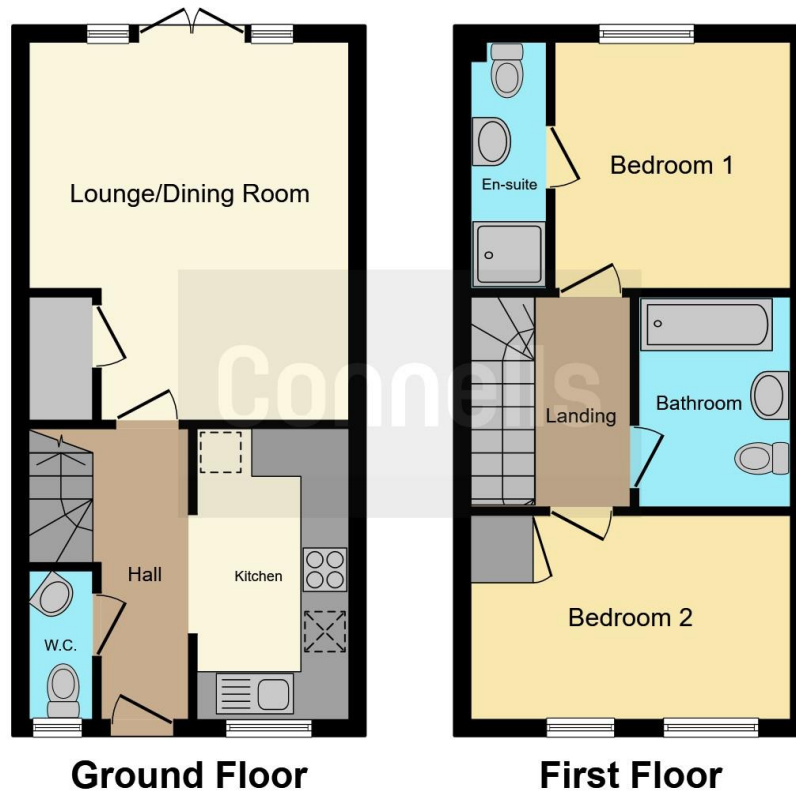
## Rear Garden

Patio area. Artificial grass (pet friendly). Decked area to rear. Access to side. Outside tap. Dual outside electric sockets. Shed.

## Parking

2 parking spaces.





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: B Council Tax  
 Band: C

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Tenure: Freehold



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