



Connells

Grasmere Way
Leighton Buzzard

Grasmere Way Leighton Buzzard LU7 2QH

for sale
£400,000



Property Description

Offered with no upper chain, this well-proportioned three-bedroom semi-detached home is ideally suited for families or those looking to upsize. Situated on a generous corner plot, the property enjoys a larger-than-average rear garden, providing plenty of space for outdoor living, gardening, or future extensions (subject to planning permission).

Inside, the home features a bright and spacious living area, a practical utility room, and a convenient ground floor cloakroom. The property also benefits from a garage, offering additional storage or secure parking.

Upstairs, three well-sized bedrooms offer comfortable accommodation, complemented by a family bathroom.

With excellent potential and a desirable plot, this property presents a fantastic opportunity to create your ideal home in a popular residential area

Entrance Hall

Under stairs storage. Door to kitchen.

Cloakroom

Double glazed window. WC.

Lounge

13' 8" max x 11' (4.17m max x 3.35m)

Double glazed window.

Dining Room

9' 2" x 7' 9" (2.79m x 2.36m)

Patio doors to Conservatory. Carpeted flooring.

Kitchen

8' 7" x 8' 5" (2.62m x 2.57m)

Double glazed window. Fitted kitchen with wall and base units. Plumbing for dishwasher. Space for fridge freezer. Stainless steel sink and drainer. Space for freestanding gas cooker. Door to garden. Vinyl flooring.

Utility Room

Plumbing for washing machine. Sink. Door to garden. Door to garage.

Conservatory

15' 2" x 4' 6" (4.62m x 1.37m)

Double glazed window. Carpeted flooring.

Landing

Storage cupboard. Loft access. Carpeted flooring.

Bedroom One

11' 6" max x 10' 5" max (3.51m max x 3.17m max)
Double glazed window. Carpeted flooring.

Bedroom Two

10' 5" max x 9' 3" max (3.17m max x 2.82m max)
Double glazed window. Built in wardrobe. Carpeted flooring.

Bedroom Three

8' 9" x 8' 7" (2.67m x 2.62m)
Double glazed window. Built in storage. Carpeted flooring.

Bathroom

Double glazed window. WC. Wash hand basin. Shower cubicle. Tiled walls.

Outside

Front Garden

Block paved driveway. Lawn area. Mature shrubs.

Rear Garden

Mainly laid to lawn. Patio. Shed. Mature trees and bushes.

Garage

Double doors.

Agents Note

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential time frames involved.'









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

To view this property please contact Connells on

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4 Market Square
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311235



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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.

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