



Connells

Kiteleys Green
Leighton Buzzard

Kiteleys Green Leighton Buzzard LU7 3LD

for sale offers in excess of
£340,000



Property Description

This attractive three bedroom semi-detached property is located in a desirable residential area of Leighton Buzzard, close to a residential park and within easy reach of the mainline train station (under a mile) offering direct services into London Euston.

The home opens with a welcoming front porch and cloakroom, leading into a bright and airy living space. The dining room benefits from French doors opening directly onto the rear garden, creating a seamless indoor-outdoor flow. The property has been recently renovated with new laminate flooring and carpets throughout, ensuring a fresh and modern feel.

The well-equipped kitchen features integrated appliances, providing a sleek and practical cooking space. Upstairs are three generously sized bedrooms and a family bathroom, making this home ideal for families, professionals, or first-time buyers alike.

Externally, the property enjoys both front and rear gardens, with the added convenience of side access to the rear. A garage in a nearby block and residents' parking offer secure storage and additional parking options.

This property combines modern living with excellent transport links, making it a perfect opportunity for those seeking a well-connected home in a popular location.

With properties like this in high demand, early

viewing is advised-call us to book your appointment.

Entrance Porch

Radiator. Laminate flooring. Door to cloakroom.

Lounge

12' 4" x 16' 7" (3.76m x 5.05m)

Window to front. 2 radiators. Laminate flooring.

Dining Room

11' x 8' 9" (3.35m x 2.67m)

French doors to rear. Radiator. Laminate flooring.

Kitchen

9' 1" x 7' 3" (2.77m x 2.21m)

Window to rear. Fitted kitchen with wall and base units. Work surfaces with tiled splashback. Integrated fridge freezer. Integrated microwave. Integrated electric oven. Integrated washing machine. 1 1/2 bowl stainless steel sink and drainer. Gas hob. Combi-boiler. Side door. Laminate flooring.

Landing

Window to side. Loft access. Radiator.

Bedroom One

11' 9" x 8' 11" (3.58m x 2.72m)

Window to rear. Radiator. Carpeted flooring.

Bedroom Two

11' 9" x 8' 11" (3.58m x 2.72m)

Window to front. Radiator. Carpeted flooring.

Bedroom Three

7' 4" x 7' 5" (2.24m x 2.26m)

Window to front. Storage. Radiator. Carpeted flooring.

Bathroom

Window to rear. Double shower cubicle. Hand wash basin in vanity unit. WC. Heated towel rail radiator. Tiled walls. Tiled flooring.

Separate Wc

Window to side. WC.

Outside

Front Garden

Laid to lawn with shingle path to front door and access to rear garden.

Rear Garden

Patio area. Laid to lawn. Side access. Summer house. Wooden panelled fencing to borders.

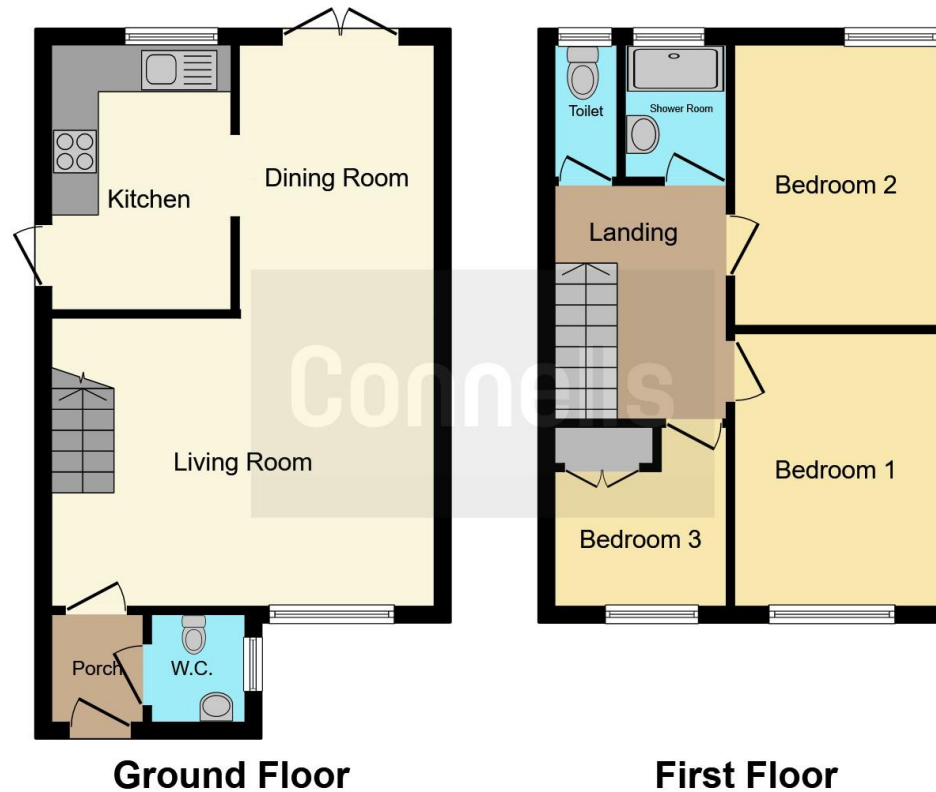
Garage En Bloc

Up & over door.









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: D Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311364



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.

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