



**Connells**

Seddon Gardens  
Leighton Buzzard



# Seddon Gardens Leighton Buzzard LU7 3RF

for sale offers in excess of  
**£425,000**



## Property Description

Beautifully presented 3-bedroom detached family home in the sought-after Leestone Park, Leighton Buzzard. Featuring a garage, driveway, modern integrated kitchen/diner, spacious living areas, en suite master bedroom and stylish four-piece family bathroom. Still under new build warranty and ideally located close to excellent schools, shops and transport links.

On the ground floor, the welcoming entrance hall leads to a bright and spacious living room featuring a fitted unit, perfect for modern family living. The heart of the home is the fully integrated kitchen/diner, offering a stylish and practical space for cooking, dining, and entertaining. A downstairs cloakroom completes the ground floor.

Externally, the property enjoys a driveway and garage, providing ample parking and storage.

Located within the popular Leestone Park development, the home is ideally positioned close to local schools, shops, and green spaces, with excellent transport links to both Milton Keynes and London via Leighton Buzzard station.



Upstairs, the master bedroom benefits from a sleek en suite shower room and a built-in wardrobe. The second bedroom is a generous double, also with fitted storage, while the third bedroom provides excellent versatility with its own fitted wardrobe. A beautifully appointed four-piece family bathroom serves the upper floor.

## Entrance Hall

Tiled flooring, Radiator

## Cloakroom

WC. Wash hand basin. Radiator. Tiled flooring. Window to front Aspect

## Lounge

14' 4" x 10' 9" ( 4.37m x 3.28m )  
Carpeted flooring, Fitted unit, Radiator,  
Window to front aspect.

## Kitchen/Diner

11' x 16' 7" ( 3.35m x 5.05m )  
Fitted kitchen with wall and base units.  
Storage under stairs, Boiler in cupboard. Eye  
level double oven. Integrated fridge freezer.  
Integrated gas hob with cooker hood over.  
Integrated washing machine. Integrated  
dishwasher. Sink and drainer. Laminate  
flooring, French doors to rear garden and  
window to rear aspect, fitted unit.

## Landing

Carpeted flooring,

## Bedroom One

8' 2" x 12' 3" ( 2.49m x 3.73m )  
Window to front aspect, Build in wardrobes,  
Radiator, Carpeted flooring

## En-Suite

Tiled flooring and partly tiled walls, Shower  
cubicle. Towel rail, WC. Wash hand basin.  
Window to front aspect.

## Bedroom Two

10' 7" x 8' 11" ( 3.23m x 2.72m )  
Window to rear aspect, Built in wardrobes,  
Radiator. Carpeted flooring.

## Bedroom Three

7' 10" x 7' ( 2.39m x 2.13m )  
Window to rear aspect, Built in  
Wardrobe/desk, Radiator, Carpeted flooring

## Family Bathroom

Tiled flooring and partly tiled walls, Towel rail,  
Shower cubical, Hand wash basin, Bathtub  
with showerhead, Extractor fan, WC,

## Rear Garden

Mainly laid to lawn. Patio area. Access to  
driveway. Wooden panelled fencing to  
borders.

## Parking

Driveway to side with parking for 2 cars.  
Access to rear garden.





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

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4 Market Square  
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EPC Rating: B    Council Tax  
 Band: D

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Tenure: Freehold



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