



Connells

Barton Grove
Leighton Buzzard



Property Description

The heart of the home features an inviting open-plan living area, promoting a sense of connectivity and versatility. The convenience of a downstairs WC enhances the practicality of the property. Moreover, the house presents an exciting opportunity for expansion, subject to planning permission, allowing you to tailor the space to your unique needs.

For those with a fondness for convenience, the property includes driveway parking for two cars, ensuring hassle-free transportation. Its prime location allows for a leisurely stroll to nearby schools and shops, providing a perfect blend of accessibility and community living.

The property benefits from easy connections to major roadways, including the A505, A5, and M1, facilitating smooth travel for both local and long-distance journeys.

Additionally, this shared ownership opportunity comes with the flexibility to staircase shares to 100%, allowing you to gradually increase your ownership stake in the property.

Entrance Hall

Window to front. Radiator. Laminate flooring.

Cloakroom

Window to front. Wash hand basin. WC. Heated towel rail radiator. Partly tiled walls. Tiled flooring.

Lounge

French doors. 2 radiators. Carpeted flooring.

Kitchen

21' 11" x 13' 8" max (6.68m x 4.17m max)
Fitted kitchen with wall and base units. 1 1/2 bowl stainless steel sink and drainer. Gas hob with cooker hood over. Gas oven. Integrated dishwasher. Integrated washing machine. Integrated fridge freezer. Storage under stairs. Laminate flooring.

Landing

Storage. Loft access (Boarded). Carpeted flooring.

Bedroom One

11' 1" x 13' 9" max (3.38m x 4.19m max)
Window to rear. Radiator. Built in wardrobes with mirrored doors. Carpeted flooring.

Bedroom Two

9' 4" x 10' 1" (2.84m x 3.07m)

2 windows to front. Radiator. Carpeted flooring.

Bathroom

Window to side. Bath with shower over & glass shower screen. WC. Wash hand basin in vanity unit. Partly tiled walls. Tiled flooring.

Outside

Front

Shingle. Side access to rear garden. Pathway to front door.

Rear Garden

Patio area. Mainly laid to lawn. Bushes & shrubs. Wooden panelled fencing to borders.

Parking

2 allocated spaces.

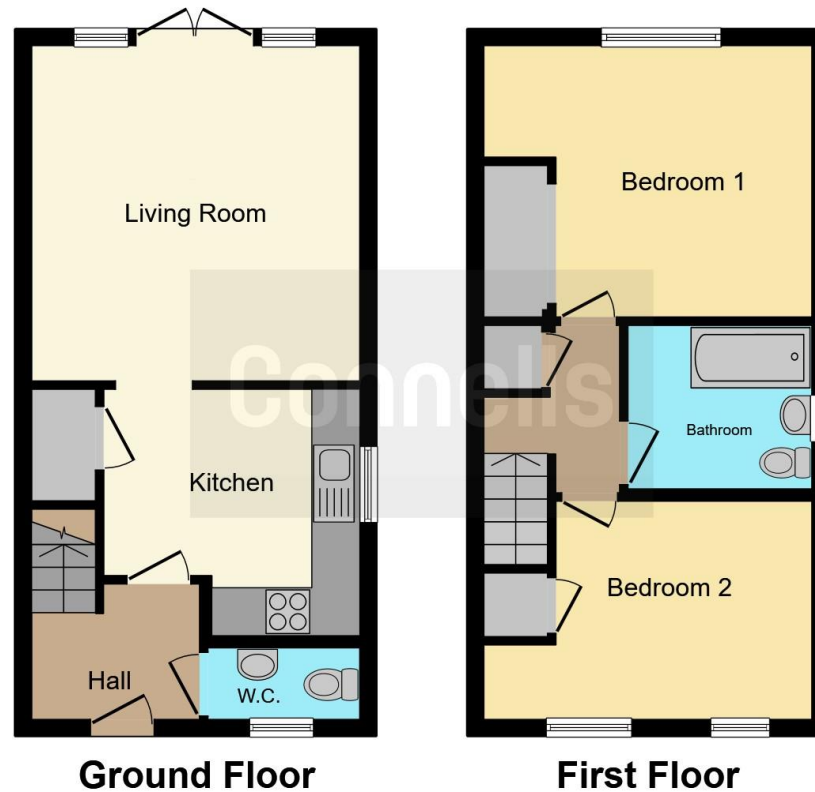
Agents Note

Property is currently leasehold but is being stair cased to freehold on completion of sale.









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: B

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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