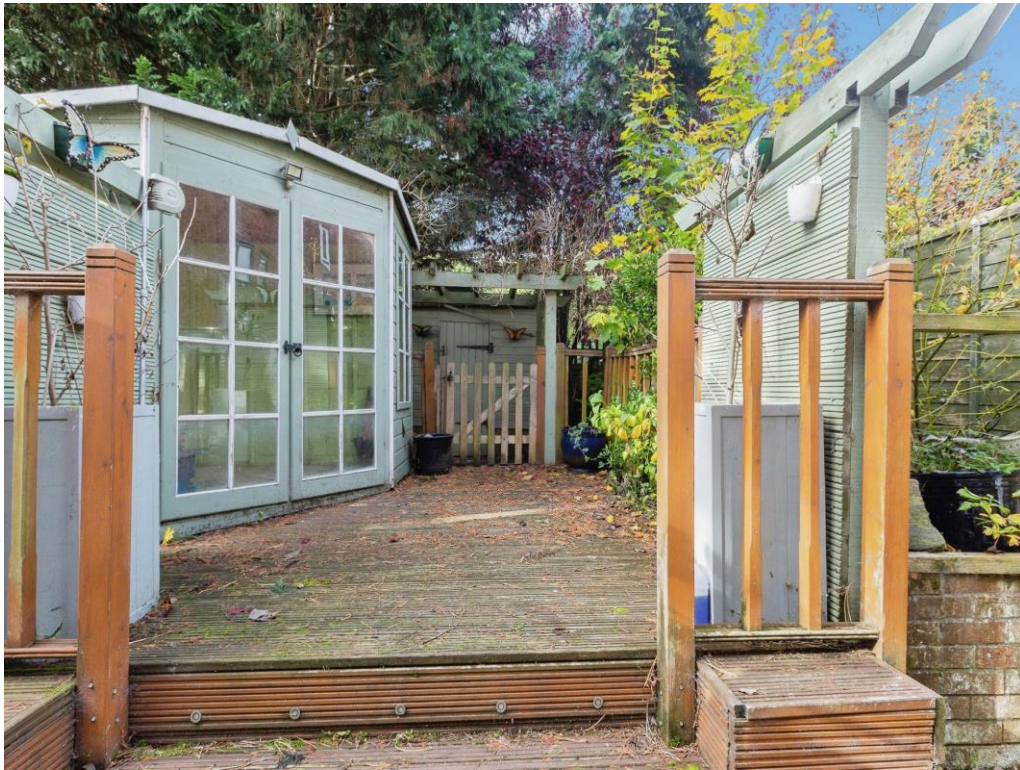




Connells

Wyngates
Leighton Buzzard



Property Description

Originally a three-bedroom property, this well-maintained home has been thoughtfully reconfigured to create two spacious double bedrooms, offering generous proportions and modern comfort throughout.

Located within easy reach of the train station and excellent local schooling, the property enjoys a convenient setting for all the family.

The accommodation features a refitted kitchen with contemporary fittings and appliances, and a modern shower room. A light-filled conservatory provides an ideal space for dining or relaxing while overlooking the rear garden.

Further benefits include driveway parking, oak internal doors, and window shutters to selected rooms, adding a touch of style and warmth.

This property is an ideal choice for professionals, downsizers, or small families seeking quality and location.

Entrance Porch

Door to front aspect. Door into lounge.

Lounge

16' 6" x 13' 3" (5.03m x 4.04m)
Window to front aspect with shutters. Built in media unit. Radiator. Wooden flooring.

Kitchen

6' x 9' 5" (1.83m x 2.87m)
Window to rear aspect. Fitted kitchen with wall and base units. Plumbing for slimline dishwasher. Plumbing for washing machine, Stainless steel sink and drainer. Boiler. Induction hob with cooker hood over. Integrated eye level oven & Grill. Integrated microwave. Integrated fridge.

Inner Lobby

Stairs rising to first floor. Under stairs cupboard. Door to conservatory. Radiator. Wooden flooring.

Conservatory

17' 3" x 11' 8" (5.26m x 3.56m)
Brick base. Windows to rear & sides. Radiator. Wooden flooring. Doors to garden.

First Floor Landing

Window to rear aspect. Carpeted flooring. Stairs rising to second floor.

Bedroom One

13' 3" x 16' 7" (4.04m x 5.05m)
2 windows to front aspect. 2 radiators. Built in bedroom furniture. Wooden flooring.

Shower Room

Window to rear aspect. Double shower cubicle. Wash hand basin in vanity unit. Heated towel rail radiator. WC. Tiled walls. Tiled flooring.

Second Floor Landing

Bay window to rear aspect. Door to bedroom. Carpeted flooring.

Bedroom Two

11' 7" max x 13' minus window recess (3.53m max x 3.96m minus window recess)
Irregular shaped room. Window to front aspect. 2 radiators. Eaves storage. Wooden flooring.

Outside

Front Garden

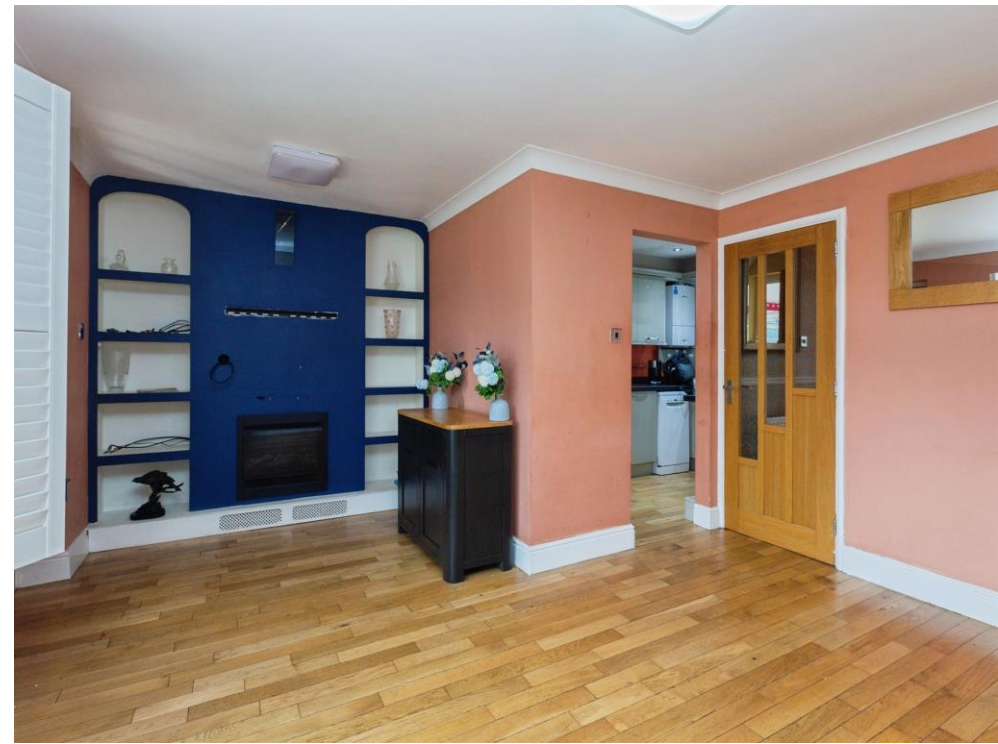
Block paved driveway.

Rear Garden

Decking. Steps up to decking with summer house (has power & light). Large shed with power.

Parking

2 spaces to front.





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

T 01525 372 588
E leightonbuzzard@connells.co.uk

4 Market Square
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LBC311386



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LBC311386 - 0006