



Connells

Grange Close
Leighton Buzzard

Grange Close Leighton Buzzard LU7 2PP

for sale
£350,000



Property Description

excellent transport links.

Located in the sought-after Linslade area of Leighton Buzzard, this three-bedroom mid-terrace home offers a practical layout and excellent convenience for everyday family living. The property sits within walking distance of the mainline train station, making it ideal for commuters, while also being close to local schools, shops and parks.

Inside, the home features a separate living, dining and kitchen arrangement, providing clear zones for relaxing, cooking and mealtimes. A downstairs cloakroom adds extra convenience. Upstairs, there are three well-proportioned bedrooms along with a family bathroom.

Outside, the property benefits from a driveway and an attached garage providing useful storage and parking. The boiler was replaced around 2 years ago, offering peace of mind to future owners.

Overall, the property is in fair condition and offers a solid base with potential for modernisation or personalisation to suit your taste. A fantastic opportunity to secure a home in a popular residential location with

Entrance Hall

Radiator. Wooden flooring.

Cloakroom

Window. WC. Wash hand basin. Tiled flooring.

Lounge

12' 8" x 12' 6" (3.86m x 3.81m)

Double glazed window. 2 radiators. Feature fire place with gas fire (disconnected). Wooden flooring.

Dining Room

19' 9" x 9' 1" (6.02m x 2.77m)

Double glazed Patio doors to garden. Radiator. Laminate flooring.

Kitchen

12' 11" x 7' 9" (3.94m x 2.36m)

First Floor

2 storage cupboards. Carpeted flooring.

Landing

Bedroom One

10' 11" x 9' 9" (3.33m x 2.97m)

Window. Built in wardrobe. Radiator. Carpeted flooring.

Bedroom Two

12' 6" x 9' 5" (3.81m x 2.87m)

Window. Radiator. Carpeted flooring.

Bedroom Three

9' 1" x 7' 9" (2.77m x 2.36m)

Window. Radiator. Carpeted flooring.

Bathroom

Window. Fully tiled walls. Bath with shower over. WC. Wash hand basin. Tiled flooring.

External

Front Garden

Artificial grass.

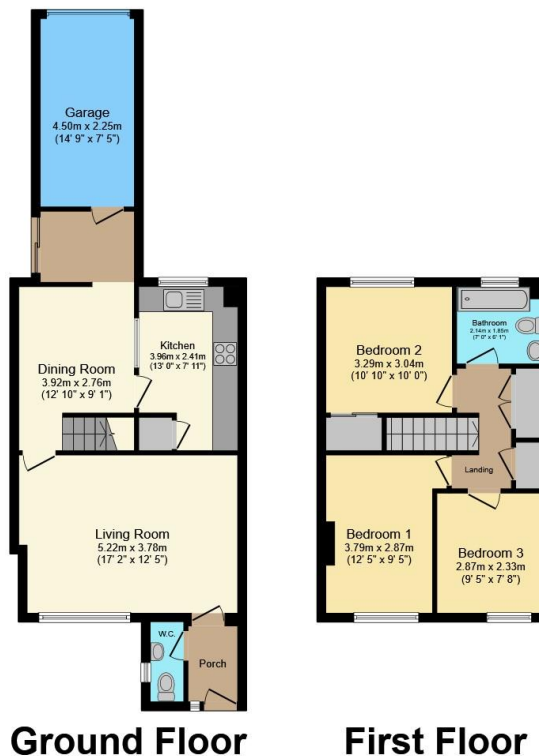
Rear Garden

Paved patio. Brick and wooden fencing to borders.









Total floor area 99.9 m² (1,075 sq.ft.) approx

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.propertybox.io

Connells

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4 Market Square
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LBC310752



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