



Whinchat Gardens, Leighton Buzzard, LU7 4DJ

welcome to

Whinchat Gardens, Leighton Buzzard

Situated on the popular SANDHILLS DEVELOPMENT and with GOOD TRANSPORT LINKS to the A5 is this SEMI-DETACHED family home. Benefits include: open plan living accommodation, two double bedrooms and family bathroom. Outside is a rear garden and allocated parking.

Entrance Hall

Double glazed door to the front and double glazed window to the front. Storage cupboard housing the central heating boiler. Door to:

Cloakroom

Wash hand basin and WC. Radiator, extractor fan and double glazed window to the front.

Lounge / Kitchen / Diner

17' 1" max x 13' max (5.21m max x 3.96m max)

Kitchen area:

Fitted kitchen with a mix of wall and base units with work surface over, 1½ bowl sink with drainer, integrated oven and gas hob with cooker hood over. Space for a fridge/freezer. Stairs to the first floor.

Lounge/Dining area:

Double glazed window to the rear, radiator and double glazed Patio doors leading out to the garden.

First Floor

Landing

Stairs from the ground floor, radiator and loft access. Doors to:

Bedroom One

13' x 7' 11" (3.96m x 2.41m)

TV point, telephone point, radiator and double glazed window to the rear.

Bedroom Two

13' x 7' 8" max (3.96m x 2.34m max)

Telephone point, radiator and double glazed window to the front.

Bathroom

Wash hand basin, Wc and bath with hand held shower attachment and shower over. Heated towel rail and extractor fan.

Outside

Rear Garden

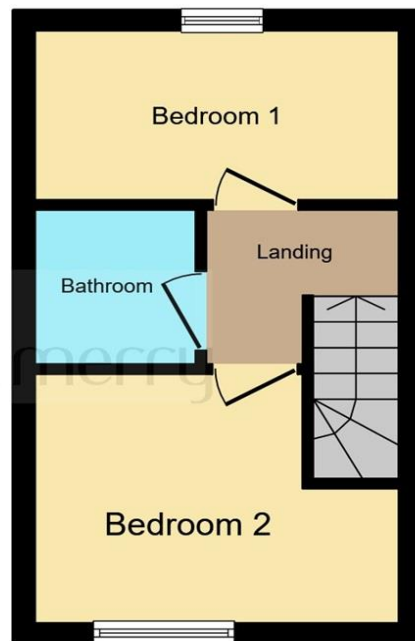
Patio area, shed and gated side access.

Parking

Off road parking for one car.



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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- TWO DOUBLE BEDROOMS
- SEMI-DETACHED
- OFF ROAD PARKING
- GARDEN
- OPEN PLAN LOUNGE/KITCHEN/DINER

Tenure: Freehold EPC Rating: C

£270,000



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Property Ref:
LBZ107397 - 0007

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