



**Saxons Close, LEIGHTON BUZZARD, LU7 3LT**

**welcome to**

## **Saxons Close, LEIGHTON BUZZARD**

GOOD SCHOOL CATCHMENTS - Situated in a quiet CUL-DE-SAC on the popular PLANETS ESTATE is this LOVELY, DETACHED family home. Highlights include: kitchen/diner, lounge, cloakroom, partial garage conversion, shower room, garden with a garden room and off road parking.

### **Entrance Hall**

Double-glazed door to the side, stairs to the first floor, spotlights, ceramic tiled flooring, and radiator.

### **Cloakroom**

Wash hand basin and WC. Double-glazed, obscured window to the front.

### **Lounge**

19' 1" x 10' 6" ( 5.82m x 3.20m )

Fireplace, radiator and double-glazed Patio doors to the rear.

### **Kitchen / Diner**

19' 4" max x 10' 9" max ( 5.89m max x 3.28m max )

Partially tiled, fitted kitchen with a mix of wall and base units with work surface over, butler sink, integrated oven and hob with extractor over. Space for free standing appliances and double-glazed windows to the front and rear. Double-glazed door to the side.

### **Garage Conversion**

Laminate flooring.

### **First Floor Landing**

Stairs from the ground floor, loft access and double-glazed window to the front.

### **Bedroom One**

11' x 10' 6" ( 3.35m x 3.20m )

Laminate flooring, radiator and double-glazed window to the rear.

### **Bedroom Two**

10' 5" x 7' 9" ( 3.17m x 2.36m )

Radiator and double-glazed window to the front.

### **Bedroom Three**

8' 8" max x 8' ( 2.64m max x 2.44m )

Built-in wardrobe, radiator and double-glazed window to the rear.

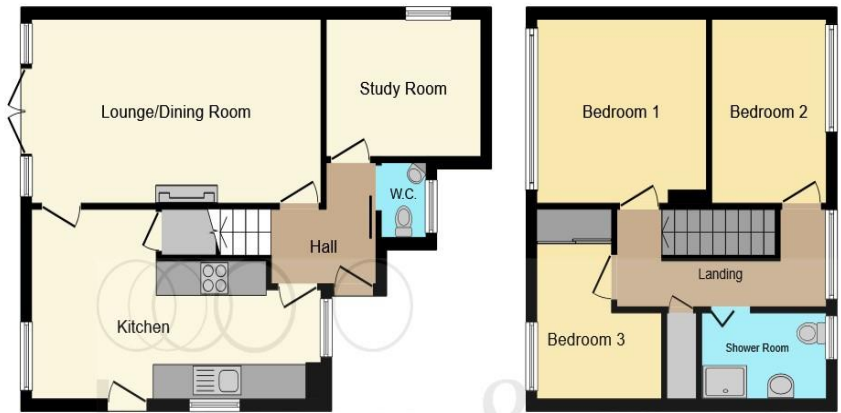
### **Shower Room**

Partially tiled with wash hand basin, WC and shower cubicle. Ceramic tiled flooring and spotlights. Double-glazed, obscured window to the front.

### **Outside Rear Garden**

Mainly laid to lawn with a patio area.





**Ground Floor**

**First Floor**



**Outbuilding**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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welcome to  
**Saxons Close,**  
**LEIGHTON BUZZARD**

- THREE BED DETACHED
- CUL-DE-SAC LOCATION
- GARDEN ROOM
- PARTIAL GARAGE CONVERSION
- DOWNSTAIRS CLOAKROOM

Tenure: Freehold EPC Rating: D

offers over

**£340,000**



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