



Lammas Walk, Leighton Buzzard, LU7 1JB

welcome to

Lammas Walk, Leighton Buzzard

GOOD SCHOOL CATCHMENTS - Situated close to Leighton Buzzard TOWN CENTRE and its AMENITIES is this LOVELY, SEMI-DETACHED, family home. Highlights include: three reception rooms, kitchen, utility room, bathroom and separate wc. Outside are front and rear gardens.

Entrance Hall

Double glazed door to the front, stairs to the first floor, Hive heating control, under-stairs storage and radiator. Doors to the Lounge and Kitchen.

Lounge

12' 7" x 12' 5" (3.84m x 3.78m)

Tiled fire place with electric fire, television point, telephone point and carpet. Double glazed window to the front and door to the dining room.

Dining Room

9' 9" x 9' 6" (2.97m x 2.90m)

Radiator and double glazed window to the conservatory.

Kitchen

9' 3" max x 9' 3" max (2.82m max x 2.82m max)

Fully tiled, fitted kitchen with a mix of wall and base units with work surface over, stainless steel sink with drainer, gas cooker with extractor over. Vinyl flooring and double glazed window to the conservatory. Door to the utility room.

Utility Room

A mix of wall and base units with work surface over, tiled flooring and radiator. Single glazed door to the conservatory and double glazed door leading out to the garden.

Conservatory

Conservatory of a mix of UPVC and brick construction, double glazed windows. Television point, electric sockets and tiled flooring. Double glazed doors leading out to the garden.

First Floor

Landing

Stairs from the ground floor, loft hatch, airing cupboard and double glazed window to the side. Doors to the separate wc, bathroom and all bedrooms.

Bedroom One

13' 8" max x 9' 9" (4.17m max x 2.97m)

Television point and double glazed window to the front.

Bedroom Two

10' 9" x 8' 7" (3.28m x 2.62m)

Radiator and double glazed window to the rear.

Bedroom Three

8' 10" max x 8' 7" (2.69m max x 2.62m)

Built-in storage cupboard, radiator and double glazed window to the front.

Bathroom

Partially tiled with wash hand basin and bath with taps and power shower over, laminate flooring and towel rail. Double glazed 'frosted' window to the rear.

Separate Wc

Low-level wc, laminate flooring and double glazed 'frosted' window to the side.

Outside

Front Garden

Mainly laid to lawn with flower and shrub borders. Path leading to the front door.

Rear Garden

Lawn area, ground level sun deck, concrete fish pond, raised flower beds and shed.

Parking

Council permit parking applies.



Ground Floor



First Floor

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
Lammas Walk,
Leighton Buzzard

- THREE BEDROOM SEMI-DETACHED
- WITHIN WALKING DISTANCE OF THE TOWN CENTRE
- GOOD SCHOOL CATCHMENTS
- THREE RECEPTION ROOMS
- KITCHEN & UTILITY ROOM

Tenure: Freehold EPC Rating: D

£310,000



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