









welcome to

Messor Gardens, Leighton Buzzard

Superbly sized THREE bedroom TOWNHOUSE style SEMI-DETACHED home located in a popular modern estate in Leighton Buzzard. Close to local amenities and schooling with easy access to the M1 link-road and mainline connection to London Euston this home is perfect for the busy commuter!

Entrance Hall

Composite door to the front, fuse box, ceramic tiled floor and radiator. Inner door to the lounge.

Lounge

14' 8" x 11' 9" (4.47m x 3.58m)

Radiator and under-stairs storage cupboard. Double glazed window to the front and door into the lobby area.

Kitchen / Diner

11' 9" \times 8' 8" narrowing to 7' 8" ($3.58m \times 2.64m$ narrowing to 2.34m)

Fitted kitchen with a mix of wall and base units with work surface over, stainless steel one and a half bowl sink with mixer taps and drainer. Electric oven and induction hob with stainless steel, chimney style, extractor fan. Integrated dishwasher and fridge/freezer. Gas central heating boiler and radiator. Space for a dining table and chairs. Double glazed window to the rear and double glazed Patio doors leading out to the garden.

Cloakroom

Partially tiled with pedestal wash hand basin and Wc. Ceramic tiled flooring and extractor fan.

First Floor Landing

Stairs from the ground floor and stairs to the second floor. Radiator and doors to two bedrooms and bathroom.

Bedroom Two

12' \times 8' 10" (3.66m \times 2.69m) Radiator and double glazed window to the rear.

Bedroom Three

12' x 10' 6" narrowing to 8' 6" ($3.66m\ x\ 3.20m$ narrowing to 2.59m)

Radiator and two double glazed windows to the front.

Bathroom

Partially tiled with pedestal wash hand basin, Wc and panelled bath with mixer taps. Radiator, extractor fan and double glazed obscured window to the side.

Second Floor Landing

Stairs from the first floor and built-in storage cupboard.

Bedroom One

16' 2" $\max x$ 8' 6" ($4.93m \max x$ 2.59m) Sloping ceiling, radiator and double glazed window to the front.

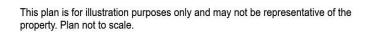
En-Suite

Tiled with pedestal wash hand basin, Wc and enclosed shower cubicle with rise and fall shower. Extractor fan and radiator. Velux style skylight window.

Outside Rear Garden

Composite decked area to the rear, patio area and astro turf. Timber storage shed. Enclosed by fencing with gated side access.





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Leighton Buzzard

- THREE BEDROOM THREE STOREY LIVING
- OFF ROAD PARKING PLUS VISITOR SPACE
- EN-SUITE TO MASTER
- EXCELLENT CONDITION THROUGHOUT
- REMAINING NHBC GUARANTEE

Tenure: Freehold EPC Rating: B

offers over

£350,000



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Property Ref: LBZ108552 - 0002 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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