



**Messor Gardens, Leighton Buzzard, LU7 9SX**

**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" x 8' 8" narrowing to 7' 8" ( 3.58m x 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' x 8' 10" ( 3.66m x 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.



**Ground Floor**

**First Floor**

**Second 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**  
**Messor Gardens,**  
**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:  
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