



**Sparrow Path, Leighton Buzzard, LU7 4DE**

**welcome to**

## **Sparrow Path, Leighton Buzzard**

This stunning, four bedroom TOWNHOUSE boasts a modern kitchen/diner, master en-suite and car port with power for an electric charge point. With its close proximity to local schools, amenities and commuting routes to the M1 makes it the ideal family home.

### **Entrance Hall**

Double glazed door to the front and stairs to the first floor. Door to the lounge.

### **Lounge**

18' 1" into bay x 12' 8" ( 5.51m into bay x 3.86m )

Two radiators and double glazed bay window to the front.

### **Kitchen / Diner**

Modern fitted kitchen with a mix of wall and base units with work surface over, one and a half bowl stainless steel sink with mixer tap and drainer, electric oven and hob with chimney style extractor over. Integrated dishwasher and fridge/freezer with space for a washing machine. Double glazed window to the rear. In the dining area there is space for a large dining table with rear access to the garden via double glazed Casement door.

### **Cloakroom**

Wash hand basin and WC.

### **First Floor Landing**

Stairs from the ground floor and stairs to the second floor. Doors to bedrooms, two, three and four plus the family bathroom.

### **Bedroom Two**

11' 9" x 9' 3" ( 3.58m x 2.82m )

Double glazed window to the rear and radiator.

Large built in wardrobe with mirrored sliding doors.

### **Bedroom Three**

10' 2" x 9' 3" ( 3.10m x 2.82m )

Double glazed window to the front and radiator.

Large built in wardrobe with mirrored sliding doors.

### **Bedroom Four**

7' 11" x 6' 7" ( 2.41m x 2.01m )

Double glazed window rear with radiator and small storage cupboard with mirrored front.

### **Bathroom**

Partially tiled with double glazed obscured window to the front, low level WC and pedestal wash hand basin. Bath with shower screen, mixer taps and shower over.

### **Second Floor Bedroom One**

19' 2" x 10' 4" ( 5.84m x 3.15m )

Double glazed windows to the front and skylight style window to the rear. Built in under eaves storage/wardrobe space with mirrored sliding doors. Storage cupboard to the rear and loft access. Door leading to...

### **En-Suite**

Partially tiled with a large shower cubicle with mixer tap and shower, low level WC and pedestal wash hand basin. Radiator and double glazed obscured window to the rear.

### **Outside Rear Garden**

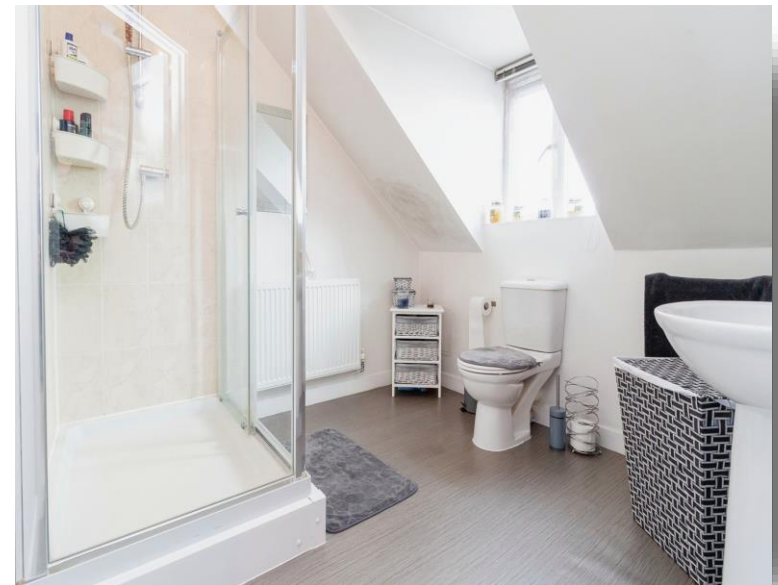
Fully enclosed by panelled fencing, lawn area and decked entertainment area. Rear gated access.

### **Parking**

Rear carport for one car and one additional parking space. There is also power for an electric charge point.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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**Sparrow Path,**  
**Leighton Buzzard**

- FOUR BEDROOMS
- MASTER EN-SUITE
- DOWNSTAIRS CLOAKROOM
- KITCHEN/DINER
- CARPORT

Tenure: Freehold EPC Rating: Awaited

**£450,000**



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