



Middleton Way, Leighton Buzzard, LU7 4BQ

welcome to

Middleton Way, Leighton Buzzard

Nestled in the heart of the BILLINGTON PARK estate, this charming THREE bedroom house offers an ideal blend of comfort and convenience. The property features a garage and off-street parking. Outside, an easily maintainable garden provides a tranquil retreat.

Entrance Hall

Composite door to the front, laminate flooring and radiator. Door into the lounge.

Cloakroom

Partially tiled with pedestal wash hand basin and WC. Radiator and extractor fan.

Lounge

17' 9" x 11' (5.41m x 3.35m)

Electric coal effect fire with ornamental surround and hearth, stairs to the first floor, under stairs storage cupboard, central heating boiler, coving to the ceiling and two radiators. Double glazed window to the front.

Kitchen / Diner

13' 9" x 9' 6" (4.19m x 2.90m)

Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, stainless steel sink with mixer tap and drainer, integrated electric oven and gas hob with concealed extractor over. Space for a washing machine and for a dining table and chairs. Tiled flooring in the kitchen area and carpet in the dining area. Double glazed window to the rear and double glazed Patio door leading out to the garden.

First Floor Landing

Stairs from the ground floor and access, via a pull down ladder, to a partially boarded loft.

Bedroom One

11' 7" max x 10' 4" (3.53m max x 3.15m)

Built in wardrobe with hanging rail and shelving, radiator and two double glazed windows to the front.

En-Suite

Fully tiled with pedestal wash hand basin, WC and enclosed shower cubicle with a rise and fall shower. Radiator, extractor fan and double glazed obscured window to the front.

Bedroom Two

11' 7" x 7' 8" (3.53m x 2.34m)

Built in wardrobe with hanging rail and shelving, radiator and double glazed window to the rear.

Bedroom Three

10' 7" into wardrobe x 5' 10" (3.23m into wardrobe x 1.78m)

Built-in wardrobe with hanging rail and shelving, radiator and double glazed window to the rear.

Bathroom

Fully tiled with pedestal wash hand basin, WC and panelled bath with mixer tap and telephone style shower attachment. Radiator, extractor fan and double glazed obscured window to the side.

Outside

Garage & Parking

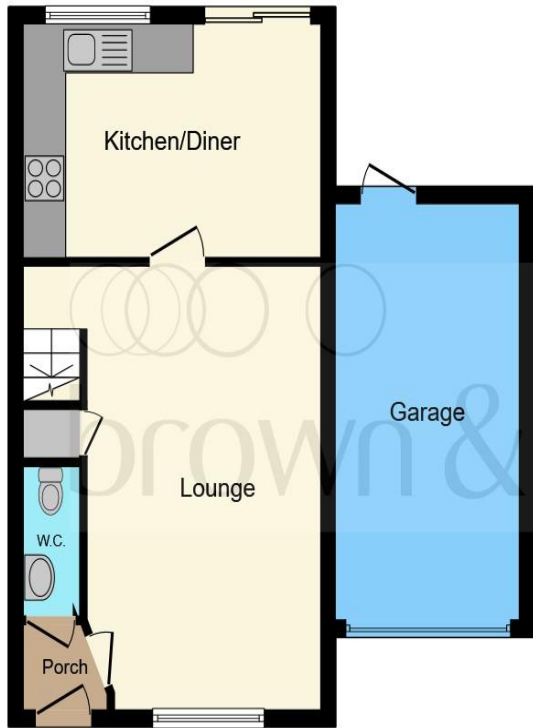
Garage with power, light, rear access door to the garden and up & over door to the front. Driveway providing off road parking for one car.

Front Garden

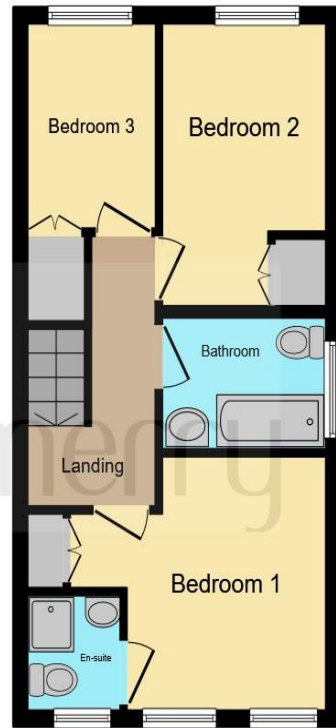
Path leading to the front door with a storm porch.

Rear Garden

Large sandstone patio area with retractable electric awning over, shingle borders with bedding plants, small bushes and trees. External power and gated side access.



Ground Floor



First Floor

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



welcome to
Middleton Way,
Leighton Buzzard

- BILLINGTON PARK
- OFF STREET PARKING
- EASY MAINTAINED GARDEN
- GARAGE
- THREE BEDROOMS

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£400,000



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Property Ref:
LBZ108723 - 0002

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