



**Middleton Way, Leighton Buzzard, LU7 4BQ**

**welcome to**

## **Middleton Way, Leighton Buzzard**

Situated in the sought after BILLINGTON PARK Estate, this inviting, THREE-bedroom home perfectly balances comfort and practicality. The property boasts a GARAGE and OFF-STREET parking for added convenience. The low-maintenance garden outside creates a serene space for relaxation.

### **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 taps 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 taps and telephone style shower attachment. Radiator, extractor fan and double-glazed obscured window to the side.

### **Outside**

#### **Garage & Parking**

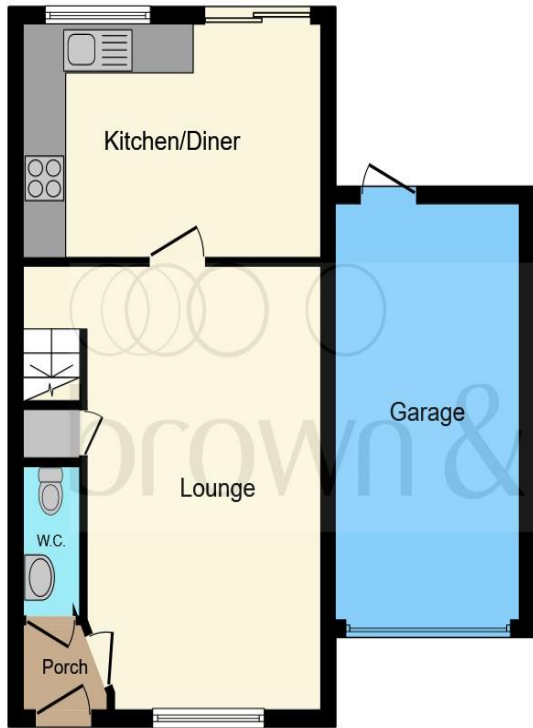
Garage with power, light, rear access door to the garden and up & over door to the front. Driveway providing off road parking for one car.

#### **Front Garden**

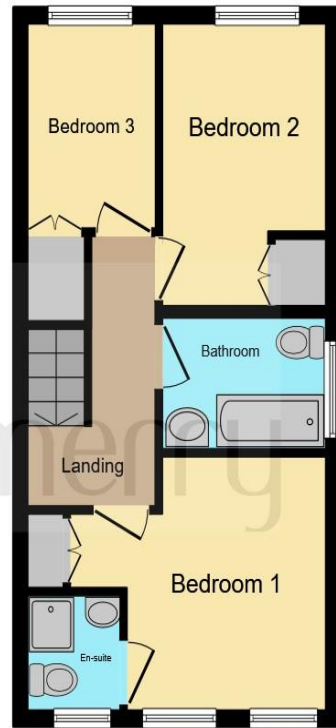
Path leading to the front door with a storm porch.

#### **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](http://www.focalagent.com)



**welcome to**  
**Middleton Way,**  
**Leighton Buzzard**

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

Tenure: Freehold EPC Rating: D

**£390,000**



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