



Wellington Way, Leighton Buzzard, LU7 3BY

welcome to

Wellington Way, Leighton Buzzard

OPEN HOUSE - SATURDAY 3RD AUGUST - FOUR-bedroom TOWN HOUSE style home offered in STUNNING condition located within the popular Heath Meadows estate in Leighton Buzzard. Double bedrooms, En-suite and Cloakroom, bright and airy lounge space, fantastic kitchen/diner with open plan feel.

Cloakroom

Partially tiled with pedestal wash hand basin with mixer taps and low-level WC. Radiator and extractor fan.

Lounge

13' 7" x 12' 10" (4.14m x 3.91m)

Electric fire/log burner and double-glazed windows to the rear. Double-glazed, double doors leading out to the garden.

Kitchen / Diner

16' 9" x 12' 10" narrowing to 9' 7" to stairs (5.11m x 3.91m narrowing to 2.92m to stairs)

Double-glazed window to the front. Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, sink with mixer taps and drainer, oven and hob with extractor over. Integrated dishwasher, washing machine and fridge/freezer. Understairs storage and radiator. Open space for breakfast table and chairs.

First Floor

Landing

Stairs from the ground floor and stairs to the second floor. Double-glazed window to the front. Radiator.

Bedroom Two

12' 9" x 12' 4" (3.89m x 3.76m)

Radiator and double-glazed window to the rear.

Bedroom Four

11' x 6' 2" (3.35m x 1.88m)

Radiator and double-glazed window to the front.

Bathroom

Partially tiled with pedestal wash hand basin, low level WC and panelled bath with hand-held shower attachment. Extractor fan.

Second Floor

Landing

Stairs from the first floor. Loft access.

Bedroom One

15' 2" x 12' 11" (4.62m x 3.94m)

Radiator and double-glazed window to the rear.

En-Suite

Partially tiled with pedestal wash hand basin with mixer tap, low level WC and shower cubicle. Extractor fan.

Bedroom Three

11' 10" x 9' 3" (3.61m x 2.82m)

Radiator and double-glazed window to the front.

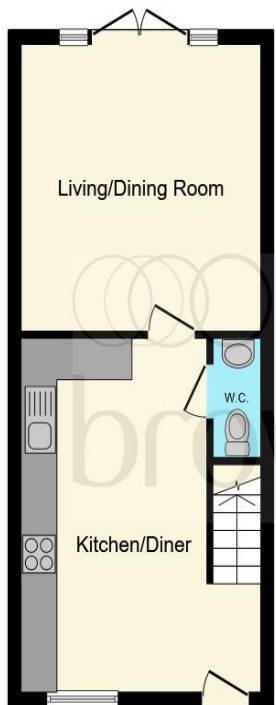
Outside

Rear Garden

Enclosed garden with artificial lawn and patio area. Gated rear access.

Parking

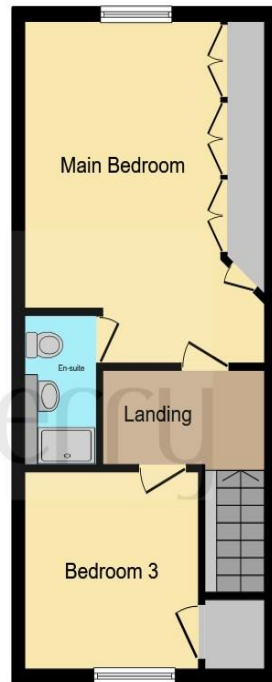
Off road parking for one car.



Ground Floor



First Floor



Second 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
**Wellington Way,
Leighton Buzzard**

- FOUR DOUBLE BEDROOMS
- EN-SUITE TO MASTER
- STUNNING OPEN PLAN KITCHEN/DINER
- LOUNGE WITH OUTSIDE ACCESS
- LOUNGE WITH OUTSIDE ACCESS

Tenure: Freehold EPC Rating: C

offers in excess of

£340,000



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Property Ref:
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