



**Wallis Drive, Egginton, Leighton Buzzard, LU7 3GD**

**welcome to**

## **Wallis Drive, Egginton, Leighton Buzzard**

Superb TOWN HOUSE style home offered in excellent condition offers space for a growing family within a popular community location. For sale with the benefit of the remaining NHBC, the property offers accommodation over THREE floors, PARKING and GARAGE.

### **Entrance Hall**

Double-glazed door to the front, stairs to the first floor and Amtico flooring.

### **Cloakroom**

Wash hand basin with mixer taps and low-level WC. Extractor fan and radiator.

### **Lounge / Diner**

15' 2" x 13' 1" max ( 4.62m x 3.99m max )

Dual aspect with double-glazed windows to the rear and side, understairs storage cupboard, space for a dining table and chairs plus double-glazed doors leading out to the garden.

### **Kitchen**

12' 9" x 6' 1" ( 3.89m x 1.85m )

Partially tiled, fitted kitchen, with a mix of wall and base, gloss fronted units with work surface over, stainless steel sink with mixer taps and drainer, electric oven and gas hob with extractor over. Integrated dishwasher, washing machine and fridge/freezer. Gas central heating boiler, Amtico flooring and radiator. Double-glazed window to the front.

### **First Floor Landing**

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

### **Bedroom Two**

13' 2" max x 9' 8" ( 4.01m max x 2.95m )

Radiator and two double-glazed windows to the rear. Door to the Jack & Jill bathroom.

### **Jack & Jill Bathroom**

Partially tiled with pedestal wash hand basin, low-level WC and bath with mixer taps and shower over. Double-glazed, obscured, window to the side. Doors to bedroom two and the landing.

### **Bedroom Three**

13' 2" x 9' min ( 4.01m x 2.74m min )

Radiator and two, double-glazed, windows to the front.

### **Second Floor Landing**

Stairs from the first floor, radiator and door to bedroom one.

### **Bedroom One**

28' 4" max x 8' 11" min ( 8.64m max x 2.72m min )

Built-in wardrobes with hanging space, over stairs storage cupboard, two radiators and loft access. Two double-glazed, skylight windows to the rear and a double-glazed window to the front.

### **En-Suite**

Partially tiled with pedestal wash hand basin with mixer taps, low-level WC and walk-in shower. Amtico flooring and extractor fan. Double-glazed, skylight, window to the front.

### **Outside Rear Garden**

Fully enclosed by fencing with gated side entrance. Mainly laid to lawn with patio area and water tap. Upvc double-glazed door to the garage.

### **Garage**

Large garage with up & over door, power, light and eaves storage.

### **Parking**

Off-road, tandem parking for two cars.

### **Agents Note**

Under the terms of the Estate Agents Act 1979 (section 21), please note that the vendor of this property is an associate of an employee of the Connells group of companies.



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**  
**Wallis Drive,**  
**Egginton, Leighton Buzzard**

- SPACIOUS THREE BEDROOM SEMI
- GARAGE AND PARKING
- ENCLOSED REAR GARDEN
- TOP FLOOR MASTER SUITE
- COUNCIL TAX BAND D

Tenure: Freehold EPC Rating: B

**£400,000**



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Property Ref:  
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