



Bellona Drive, Leighton Buzzard, LU7 9SB

welcome to

Bellona Drive, Leighton Buzzard

This charming home offers convenience and comfort throughout. With its proximity to schools, local amenities and commuting routes to the M1 make this the ideal family home. Its larger than normal Carport gives you tandem parking for two cars and additional storage.

Entrance Hall

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

Cloakroom

Partially tiled with wash hand basin and low-level WC. Small shelves and small double-glazed window to the front.

Lounge / Diner

14' 5" max x 14' 4" max (4.39m max x 4.37m max)
Double-glazed window to the front, under-stairs storage, vertical radiator and space for a dining table and chairs. Double-glazed, double doors, leading out to the garden.

Kitchen

11' 1" x 7' 3" (3.38m x 2.21m)
Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, stainless steel sink with mixer tap and drainer, electric oven and hob with extractor fan over. Integrated dishwasher and fridge/freezer. Space for a washing machine. Double-glazed window with blind to the front.

First Floor Landing

Stairs from the ground floor and doors to all bedrooms and the family bathroom.

Bedroom One

13' 7" x 7' 11" (4.14m x 2.41m)
Radiator and double-glazed window to the rear.

Bedroom Two

11' 10" x 7' 11" (3.61m x 2.41m)
Radiator, loft access and double-glazed window to the front.

Bedroom Three

9' x 6' 2" (2.74m x 1.88m)
Radiator and double-glazed window to the rear.

Bathroom

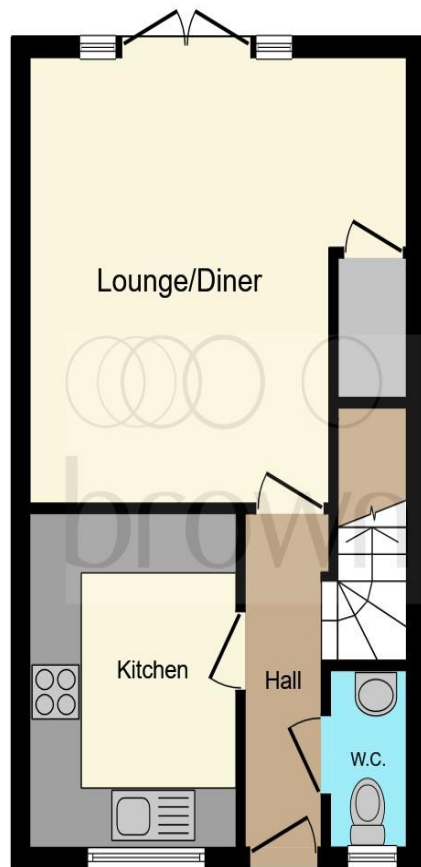
Partially tiled with a wall mounted wash hand basin with mixer tap, low-level WC and bath with overhead shower. Radiator and double-glazed obscured window to the front.

Outside Rear Garden

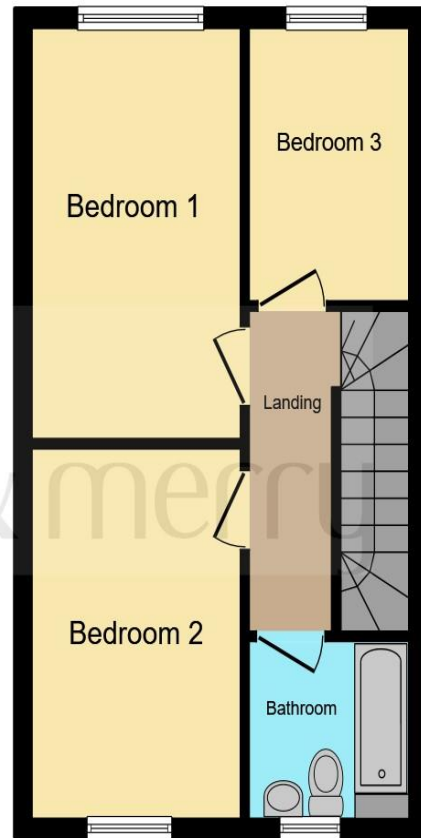
Enclosed with panel fencing the garden is mainly laid to lawn with a small patio area. Shed to the side and gated side access.

Parking

A carport provides off-parking.

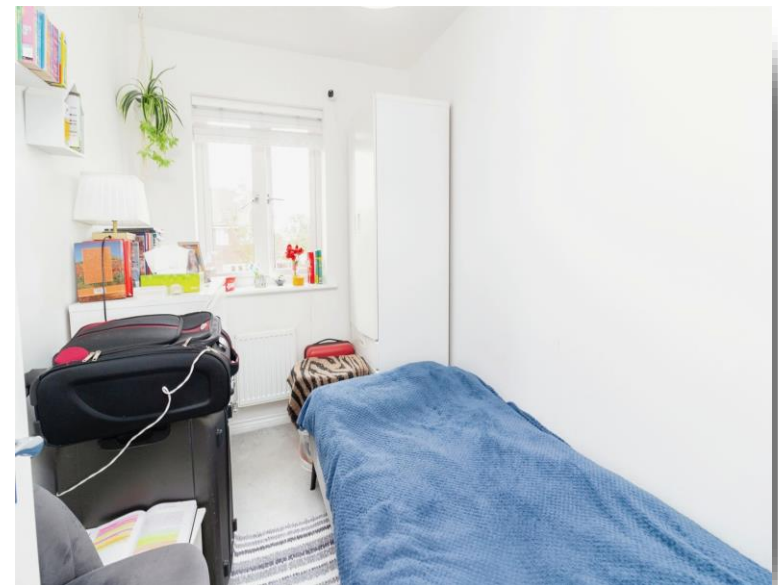


Ground Floor



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
Bellona Drive,
Leighton Buzzard

- LARGE CARPORT PARKING
- ENCLOSED GARDEN
- LOCAL AMENITIES
- COMMUTING ROUTES VIA THE A505 AND A4146
- CLOSE PROXIMITY SCHOOLS

Tenure: Freehold EPC Rating: C

£365,000



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Property Ref:
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