



**Riverside, Leighton Buzzard, LU7 3HX**

**welcome to**

## **Riverside, Leighton Buzzard**

Situated off Planation Road, close to local SCHOOLS, the TOWN CENTRE and the stunning Rushmere country park. This THREE-bedroom, SEMI-DETACHED, house is the perfect balance between social convenience and family living.

### **Entrance Hall**

Double-glazed, obscured glass, door to the front, stairs to the first floor and radiator. Doors to the kitchen/diner and lounge.

### **Lounge**

19' 4" x 10' 10" ( 5.89m x 3.30m )

TV point, two radiators and double-glazed window to the side.

### **Kitchen / Diner**

19' 2" x 9' 4" ( 5.84m x 2.84m )

Kitchen Area: Fitted kitchen with a mix of wall and base units with work surface over, one and a half bowl stainless steel sink with mixer tap and drainer, fitted extractor fan and space for a cooker. Tile effect flooring and double-glazed door leading out to the garden.

Dining Area; Radiator and double-glazed window to the side.

### **Landing**

Stairs from the ground floor, storage cupboard housing the water tank, and second storage/laundry room with space for a washing machine. Airing cupboard with shelves and loft access. Double-glazed window to the front.

### **First Floor**

#### **Bedroom One**

10' 11" x 10' 5" ( 3.33m x 3.17m )

Built-in wardrobes with hanging and overhead storage cupboards, carpet, radiator and double-glazed window to the side.

#### **Bedroom Two**

10' 11" x 8' 8" ( 3.33m x 2.64m )

Carpet, radiator and double-glazed window to the side.

#### **Bedroom Three**

9' 10" x 7' 11" ( 3.00m x 2.41m )

Built-in wardrobes with hanging space and storage with sliding doors, radiator and double-glazed window to the rear.

#### **Bathroom**

Partially tiled with wash hand basin sitting in a vanity unit, WC, bath with multi tap and shower cubicle with shower and multi tap. Vertical heated towel rail and double-glazed obscured window to the rear.

#### **Outside**

##### **Garage**

Garage with up & over door, power, light, wooden shelving, and space for a freezer.

##### **Front Garden**

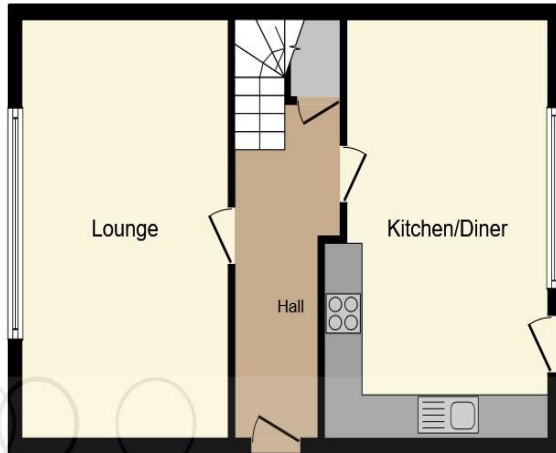
Laid to lawn with path leading to the front door and gated access to the rear.

##### **Rear Garden**

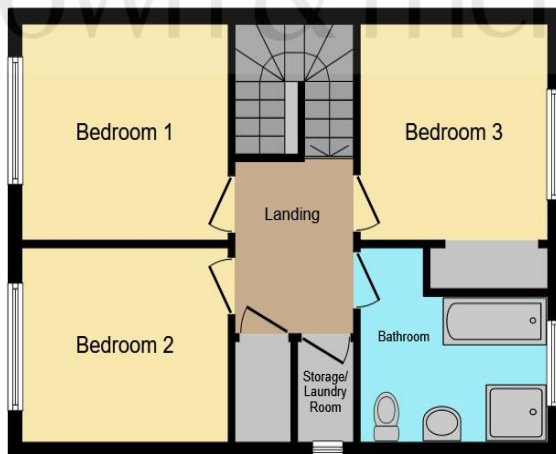
Fully enclosed with panelled fencing and brick wall, lawn area, patio area, flower and shrub borders plus a wooden double shed. Gated side access.

#### **Agents Note**

The sale of this property is subject to Grant Of Probate. Please seek an update from the Branch with regards to the potential time frames involved.



**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  
Riverside,  
Leighton Buzzard**

- THREE DOUBLE BEDROOMS
- MODERN BATHROOM
- LARGE LIVING AREA
- WELL-PRESENTED ENCLOSED GARDEN
- GARAGE WITH SIDE ACCESS

Tenure: Freehold EPC Rating: D

**£375,000**



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Property Ref:  
LBZ108921 - 0002

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