



Woodman Close, Leighton Buzzard, LU7 3NU

welcome to

Woodman Close, Leighton Buzzard

Approximately a 12-minute walk to the town centre, close to local schools and amenities with commuting routes to the M1 via the A505. Off street parking, garage and conservatory makes this the perfect family home! This property is immaculately presented with a single storey extension to the front.

Entrance Porch

Double-glazed door to the side and doors to the wet room and entrance hall.

Wet Room

Tiled with wash hand basin set in a vanity unit, shower is rain head shower and corner WC. Heated towel rail, extractor and double-glazed obscured window to the front.

Hall

Stairs to the first floor and door to the lounge/dining room.

Lounge

12' 6" x 13' 7" (3.81m x 4.14m)

Under stairs storage, vertical radiator and double-glazed window to the front.

Dining Room

10' 9" x 8' 10" (3.28m x 2.69m)

Radiator and French doors leading into the conservatory.

Kitchen

10' 10" x 7' 4" (3.30m x 2.24m)

Fitted kitchen with a mix of wall and base units with work surface over, stainless steel sink with drainer and a stoves oven and electric hob with extractor fan over. Space for a slim-line dishwasher, washing machine and fridge/freezer. Double-glazed window to the rear.

Conservatory

9' 6" x 8' 10" (2.90m x 2.69m)

Double-glazed windows with blinds all around and double-glazed doors leading into the garden. Air-conditioning/heating unit.

First Floor Landing

Stairs from the ground floor and double-glazed window to the side.

Bedroom One

12' 6" x 9' (3.81m x 2.74m)

Built-in wardrobes with hanging rail and storage, radiator and double-glazed window to the front.

Bedroom Two

11' 1" max x 9' max (3.38m max x 2.74m max)

Fitted wardrobes with hanging rail and storage, radiator and double-glazed window to the rear.

Bedroom Three

7' 7" x 7' 6" (2.31m x 2.29m)

Built-in wardrobes with hanging rail, radiator and double-glazed window to the front.

Bathroom

Fully tiled with pedestal wash hand basin, low-level WC, bath and shower cubicle. Heated towel rail.

Outside Garage

Space for a tumble dryer and fridge/freezer, power and light.

Rear Garden

Fully enclosed with gated access to the front. Lawn area and patio area for alfresco dining.



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
Woodman Close,
Leighton Buzzard

- A MUST SEE
- GARAGE AND OFF-STREET PARKING
- WELL-PRESENTED
- NEW WET ROOM EXTENSION
- LOCAL SCHOOLS

Tenure: Freehold EPC Rating: C

guide price

£350,000



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Property Ref:
LBZ108908 - 0006

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