



Bellona Drive, Leighton Buzzard, LU7 9SB

welcome to

Bellona Drive, Leighton Buzzard

Located in the sought after Roman Gate estate sits this lovely three-bedroom, linked detached property. With a landscaped garden, allocated parking spaces for two vehicles, a spacious lounge overlooking the garden and easy commuting routes to the M1 makes this ideal family home.

Entrance Hall

Double-glazed door to the front, stairs to the first floor, and radiator. Doors to the cloakroom, kitchen and lounge.

Cloakroom

Partially tiled with pedestal wash hand basin and low-level WC. Small radiator and double-glazed obscured window to the front.

Lounge / Diner

14' 3" x 14' 2" (4.34m x 4.32m)

Under stairs storage cupboard, vertical radiator, double-glazed window to the rear and double-glazed French doors leading out to the garden. Space for a dining table and chairs.

Kitchen

11' x 7' 2" (3.35m x 2.18m)

Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, 1.5 sink with mixer tap and drainer, integrated electric oven and gas hob with a chimney style extractor fan over. Integrated dishwasher and fridge/freezer. Double-glazed window to the front.

First Floor Landing

Stairs from the ground floor and loft access. Doors to all bedrooms and the family bathroom.

Bedroom One

11' 7" to front of wardrobe x 7' 10" (3.53m to front of wardrobe x 2.39m)

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

Bedroom Two

11' 9" x 7' 10" (3.58m x 2.39m)

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

Bedroom Three

9' x 6' 1" (2.74m x 1.85m)

Radiator and double-glazed window to the rear.

Bathroom

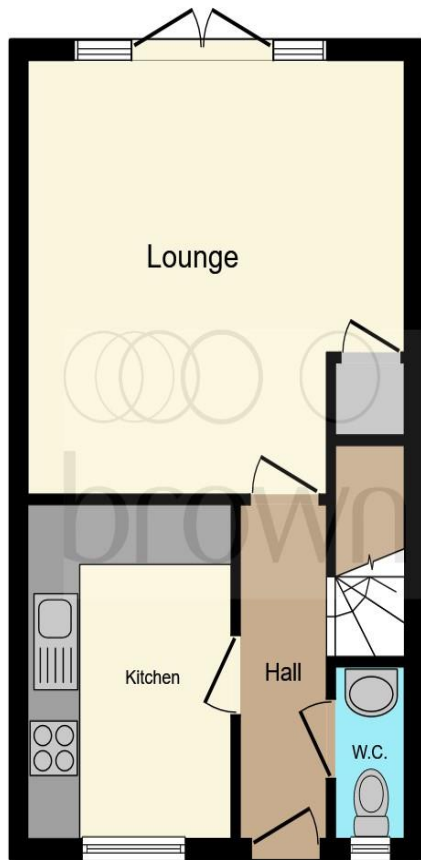
Fully tiled with pedestal wash hand basin with mixer tap, low-level WC, and bath with mixer taps and shower over. Heated towel rail and double-glazed obscured window to the front.

Outside Rear Garden

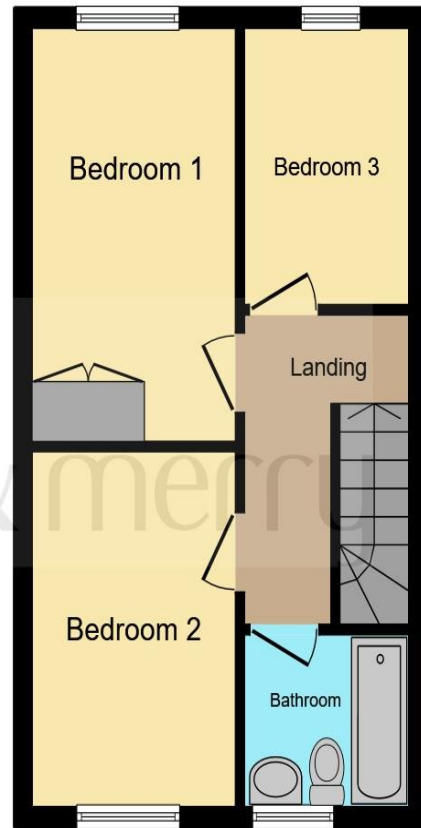
Enclosed by panel fencing with gated side access. Artificial lawn with flower and shrub borders, and a patio paved area.

Parking

Two parking spaces, one in the carport and the other to the rear.



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**

- BAY & CAR PORT PARKING
- WELL PRESENTED GARDEN
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- EASY COMMUTING ROUTES TO THE M1, MILTON KEYNES AND AYLESBURY
- ROMAN GATE DEVELOPMENT

Tenure: Freehold EPC Rating: C

£340,000



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Property Ref:
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brown & merry



01525 372021



LeightonBuzzard@brownmerry.co.uk



17 High Street, LEIGHTON BUZZARD,
Bedfordshire, LU7 1DT



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