



Draper Way, Leighton Buzzard, LU7 4UE

welcome to

Draper Way, Leighton Buzzard

If you are looking for your first home, an investment opportunity or up-sizing, this end-of-terrace property boasts a flexible living space with three reception rooms, three bedrooms and three bathrooms. This is the ideal home for those in search of convenience and versatility.

Entrance Hall

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

Cloakroom

Partially tiled with wash hand basin with mixer tap set in a vanity unit, low-level WC, radiator and extractor fan.

Lounge

15' 9" x 10' (4.80m x 3.05m)

Gas fire place and radiator. Double-glazed window to the front and double-glazed box bay window to the side.

Dining Room

9' 6" x 8' 4" (2.90m x 2.54m)

Radiator and double-glazed window to the front. Double-glazed Patio doors leading out to the garden.

Kitchen

9' 6" x 7' (2.90m x 2.13m)

Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, 1.5 stainless steel sink with mixer tap and drainer, electric oven and gas hob with extractor fan over. Breakfast bar. Space for a dishwasher, washing machine, and a fridge/freezer. Double-glazed window to the rear.

First Floor Landing

Stairs from the ground floor and access to a partially boarded loft with shelving, power and light.

Bedroom One

12' 10" x 8' 9" (3.91m x 2.67m)

Radiator and double-glazed window to the front.

En-Suite

Partially tiled with wash hand basin set in a vanity unit, low-level WC, and a walk-in shower. Heated towel rail, extractor fan and double-glazed obscured window to the side.

Bedroom Two

10' x 8' 10" (3.05m x 2.69m)

Two storage cupboards, airing cupboard, radiator and double-glazed windows to the front and side.

Bedroom Three

7' x 6' 7" (2.13m x 2.01m)

Currently used as an office space. Radiator and double-glazed window.

Bathroom

Partially tiled with wash hand basic set in a vanity unit, low-level WC and bath with shower over. Shaver point, extractor fan and radiator.

Outside

Rear Garden

Enclosed with panel fencing the garden is mainly laid to lawn with a small patio area plus flower and shrub borders. Access to the garage.

Garage

17' 1" x 8' 11" (5.21m x 2.72m)

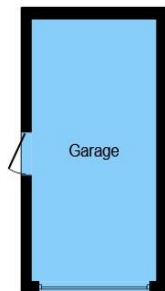
Garage with up & over roller door, eaves storage, power and light. Door to the garden.



Ground Floor



First Floor



Garage

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



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Leighton Buzzard

- EASY COMMUTING ROUTES TO THE M1
- OFF-STREET PARKING AND GARAGE
- ENCLOSED REAR GARDEN
- CONSERVATORY
- EN-SUITE MASTER BEDROOM

Tenure: Freehold EPC Rating: C

guide price

£340,000



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