



Grebe Drive, Leighton Buzzard, LU7 4BG

welcome to

Grebe Drive, Leighton Buzzard

Just a short walk to Astral Lake, this detached five-bedroom home, with a double garage and family garden offers easy access to the M1 link road, local amenities and Leighton Buzzard mainline station. This property must be seen to appreciate what is on offer.

Entrance Hall

Double-glazed door to the front, stairs to the first floor, wood flooring and radiator. Doors to the lounge, dining room, study and kitchen.

Cloakroom

Wash hand basin with mixer tap and WC. Extractor fan, wood flooring and radiator.

Lounge

16' 4" x 11' 4" (4.98m x 3.45m)

TV point, carpet, radiator and double-glazed French doors leading out to the garden.

Dining Room

11' 4" x 8' 8" (3.45m x 2.64m)

Fibre optic point, wood flooring and radiator. Double-glazed window to the front.

Study

7' 3" x 7' max (2.21m x 2.13m max)

Wood flooring, radiator and double-glazed window to the front.

Kitchen / Breakfast

14' 2" max x 11' 10" max (4.32m max x 3.61m max)

Fitted kitchen with a mix of gloss wall and base units with work surface over, 1.5 bowl sink with separate taps and drainer, integrated electric double oven and 5-ring gas hob with extractor fan over. Integrated dishwasher and space for a fridge/freezer. Laminate flooring, radiator and double-glazed window to the rear. Double-glazed French doors leading out to the garden.

Utility Room

7' x 5' 7" (2.13m x 1.70m)

Fitted with a mix of gloss wall and base units with work surface over, 1.5 bowl sink and space for a washing machine. Laminate flooring and radiator. Double-glazed door to the side.

First Floor

Landing

Stairs from the ground floor and stairs to the second floor. Airing cupboard housing the water tank, carpet and radiator. Doors to bedrooms one, two, five and the family bathroom.

Bedroom One

13' 8" max into wardrobe x 11' 7" (4.17m max into wardrobe x 3.53m)

Built-in mirrored wardrobes with sliding doors, carpet, radiator and double-glazed windows to the front. Door to the en-suite.

En-Suite

Partially tiled with wash hand basin with mixer taps, WC and shower cubicle with a glass sliding door. Tiled flooring, radiator and shaver point. Double-glazed obscured window to the front.

Dressing Area

6' 8" x 4' (2.03m x 1.22m)

Built-in mirrored wardrobes with sliding doors.

Bedroom Two

11' 4" x 11' 4" max into wardrobe (3.45m x 3.45m max into wardrobe)

Built-in mirrored wardrobe with sliding door, carpet, radiator and double-glazed window to the rear. Door to the en-suite.

En-Suite

Partially tiled with wash hand basin with mixer taps, WC and shower cubicle with a glass sliding door. Tiled floor, radiator and extractor fan. Double-glazed window to the rear.

Bedroom Five

8' 11" x 8' 1" (2.72m x 2.46m)

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

Bathroom

Partially tiled with wash hand basin with mixer taps, WC and paneled bath with shower attachment. Tiled floor, extractor fan and radiator.

Second Floor

Landing

Stairs from the first floor, carpet and loft access. Doors to bedrooms three and four plus the shower room.

Bedroom Three

13' 5" min x 11' 8" (4.09m min x 3.56m)

Carpet, radiator and double-glazed windows to the front and side.

Bedroom Four

13' 6" min x 7' 3" (4.11m min x 2.21m)

Carpet, radiator and double-glazed windows to the front and side.

Shower Room

Partially tiled with wash hand basin with mixer taps, WC and a corner shower cubical. Laminate flooring, radiator and spotlights. Velux style window to the rear.

Outside

Front Garden

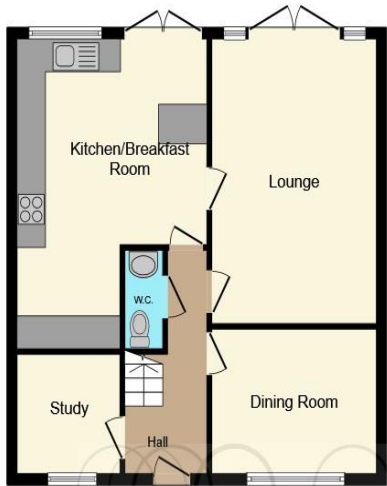
Driveway in front of the garage providing parking for two cars surrounded by small tree and shrub borders.

Rear Garden

Enclosed by panel fencing the garden is mainly laid to lawn with a decked area and a paved pathway. Small tree and shrub borders, door to the garage and gated side access from both sides of the property.

Double Garage

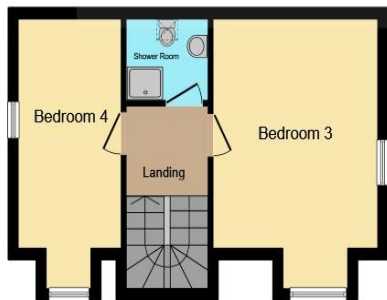
Double garage with two up & over doors, power and light. Space for a tumble dryer and access to a partially boarded loft.



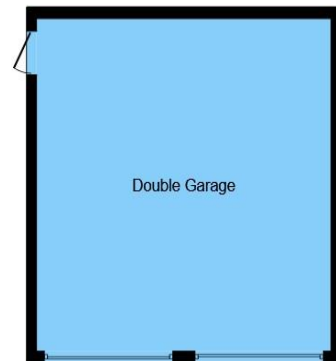
Ground Floor



First Floor



Second 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

- FIVE BEDROOMS
- SEPARATE RECEPTION ROOMS
- IMMACULATE CONDITION
- DETACHED DOUBLE GARAGE AND OFF-ROAD PARKING
- WALKING DISTANCE TO THE LAKE

Tenure: Freehold EPC Rating: C

guide price

£575,000



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