



Waterdell, Leighton Buzzard, LU7 3PL

welcome to

Waterdell, Leighton Buzzard

NO UPPER CHAIN! Three-bedroom, semi-detached, house on a QUIET ROAD and close to SCHOOLS and amenities. The property features a 22' lounge, separate dining room, kitchen, conservatory. bathroom and converted garage to a study. Off-road parking for three/four cars and a large rear garden.

Entrance Porch

Double-glazed door to the front, laminate flooring and radiator. Double-glazed windows to the front and side. Door to the entrance hall.

Entrance Hall

Stairs to the first floor, under-stairs storage cupboard with space for a washing machine and tumble dryer, wood flooring and radiator. Doors to the lounge, kitchen and bathroom.

Bathroom

Fully tiled with wash hand basin with separate hot and cold taps, WC, panelled bath and shower with glass sliding doors. Chrome towel rail, shaver point with light, spotlights, tiled floor and skylight.

Study

17' 2" max x 6' 10" max (5.23m max x 2.08m max)
Cupboard housing the boiler, wood flooring and spotlights. Double-glazed window to the front and double-glazed door to the rear.

Lounge

22' 3" x 10' 9" max (6.78m x 3.28m max)
TV point, carpet, radiator and closed tiled chimney. Double-glazed window to the front and glass doors to the dining room.

Dining Room

11' 10" x 9' 7" (3.61m x 2.92m)
Open to the conservatory. Wood flooring and radiator. Door to the kitchen.

Conservatory

17' 4" x 9' 2" (5.28m x 2.79m)
Wood flooring, radiator and wall lights. Built-in blinds to the side walls and double-glazed French doors to the rear and side.

Kitchen

11' 8" x 11' 1" (3.56m x 3.38m)
Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, 1.5 bowl stainless steel sink with separate hot and cold taps and drainer, integrated 'Neff' oven and grill plus a gas hob with extractor fan over. Integrated dishwasher and space for a fridge/freezer. Breakfast bar, radiator, spotlights and double-glazed windows into the conservatory and the rear. Double-glazed door to the side.

First Floor Landing

Stairs from the ground floor, carpet and double-glazed window to the side. Access to a fully boarded and insulated loft.

Bedroom One

13' 8" max x 10' 1" (4.17m max x 3.07m)
Carpet, radiator and double-glazed window to the front. Door to:

Separate Wc

Partially tiled with wash hand basin with separate hot and cold taps plus a WC.

Bedroom Two

11' 11" x 8' 8" (3.63m x 2.64m)
Carpet, radiator and double-glazed window to the rear.

Bedroom Three

8' 11" x 7' 7" (2.72m x 2.31m)
Carpet, radiator and double-glazed window to the rear.

Outside

Front Garden

Enclosed by wooden and wire fencing. Partially gravelled with a paved driveway providing off-road parking for three/four cars.

Rear Garden

Enclosed by fencing the garden is mainly laid to lawn with a raised decked seating area and a paved seating area. Gravelled borders and a tree.



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



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Waterdell,
Leighton Buzzard

- NO UPPER CHAIN
- THREE-BEDROOM EXTENDED SEMI
- 22' LOUNGE
- FANTASTIC LIVING ACCOMMODATION
- OFF-ROAD PARKING FOR THREE/FOUR CARS

Tenure: Freehold EPC Rating: C

guide price

£400,000



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Property Ref:
LBZ109076 - 0006

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