



Sandpiper Way, Leighton Buzzard, LU7 4SS

welcome to

Sandpiper Way, Leighton Buzzard

Beautifully presented, four-bedroom, double-fronted town house offering spacious living across three floors, including a stylish kitchen/diner, bright lounge and handy cloakroom/utility. With off-street parking and additional garage, do not miss your opportunity to own this unique property.

Entrance Hall

Double-glazed door to the front, stairs to the first floor and doors to the lounge, kitchen/diner and cloakroom.

Cloakroom / Utility

A small wall mounted sink with mixer taps and low-level WC. Radiator and space for a stacked washing machine and tumble dryer. Double-glazed obscured window to the side.

Lounge

17' x 10' 5" (5.18m x 3.17m)

Electric log burner style fire, 2 radiators and double-glazed windows to the front and side.

Kitchen / Diner

16' 11" x 9' 6" (5.16m x 2.90m)

Fitted 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 chimney style extractor fan over. Space for an American style fridge/freezer and space for a dining table and chairs. Double-glazed window to the front and double-glazed French doors leading out to the garden.

First Floor Landing

Stairs from the ground floor and stairs to the second floor.

Bedroom One

16' 11" x 10' 5" (5.16m x 3.17m)

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

En-Suite

Wall mounted basin with mixer tap and vanity unit under, low-level WC and shower cubicle. Double-glazed obscured window to the front.

Bedroom Four

10' 5" x 10' (3.17m x 3.05m)

Built-in storage cupboard, radiator and double-glazed window to the front.

Bathroom

Pedestal wash hand basin, low-level WC and bath with mixer tap and shower over. Radiator and double-glazed obscured window to the side.

Second Floor Landing

Stairs from the first floor and double-glazed skylight window to the rear.

Bedroom Two

11' 1" x 10' (3.38m x 3.05m)

Radiator and double-glazed window to the front.

Bedroom Three

11' 2" x 10' 5" (3.40m x 3.17m)

Radiator and double-glazed bay window to the front.

Outside Front Garden

Paved driveway leading to the garage and providing off-road parking for 2 cars.

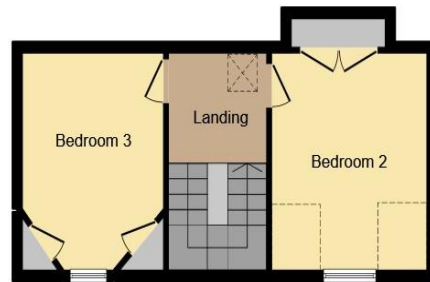
Rear Garden

Low-maintenance with artificial lawn and a brick paved patio area.

Garage



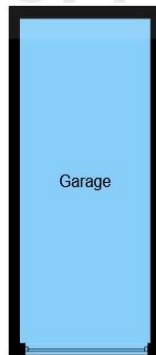
Ground Floor



Second 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

- GENEROUS SIZED BEDROOMS
- OFF STREET PARKING
- GARAGE
- DOWNSTAIRS CLOAKROOM/UTILITY SPACE
- PRIVATE REAR GARDEN

Tenure: Freehold EPC Rating: C

£475,000



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Property Ref:
LBZ109218 - 0002

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