



**Bishop Close, Leighton Buzzard LU7 4ST**



**welcome to**

## **Bishop Close, Leighton Buzzard**

Situated on the popular BILLINGTON PARK DEVELOPMENT and within GOOD SCHOOL CATCHMENTS is this WELL PRESENTED, TERRACED family home. Benefits include: kitchen/diner, lounge, EN-SUITE shower room and bathroom, together with ENCLOSED rear GARDEN and OFF ROAD parking.

### **Entrance Hall**

Single-glazed panel door to the front, stairs to the first floor and radiator. Door to the lounge.

### **Lounge**

14' 10" x 10' 4" ( 4.52m x 3.15m )

2 radiators and double-glazed window to the front.

### **Kitchen / Diner**

13' 4" x 8' 7" ( 4.06m x 2.62m )

Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, sink with mixer tap and drainer, electric fan oven and gas hob with extractor fan over. Washing machine, dishwasher and a fridge/freezer. Space for a dining table and chairs. Double-glazed window to the rear and double-glazed doors leading out to the garden.

### **First Floor**

#### **Landing**

Stairs from the ground floor and a storage cupboard.

#### **Bedroom One**

11' 5" x 10' 4" ( 3.48m x 3.15m )

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

#### **En-Suite**

Fully tiled with a pedestal wash hand basin, low-level WC and a shower cubicle with rain-head shower and mixer tap. Radiator and double-glazed obscured window to the front.

#### **Bedroom Two**

9' 10" x 7' 1" ( 3.00m x 2.16m )

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

### **Bathroom**

Fully tiled with pedestal wash hand basin, low-level WC and bath with mixer tap and shower over.

Radiator and double-glazed obscured window to the rear.

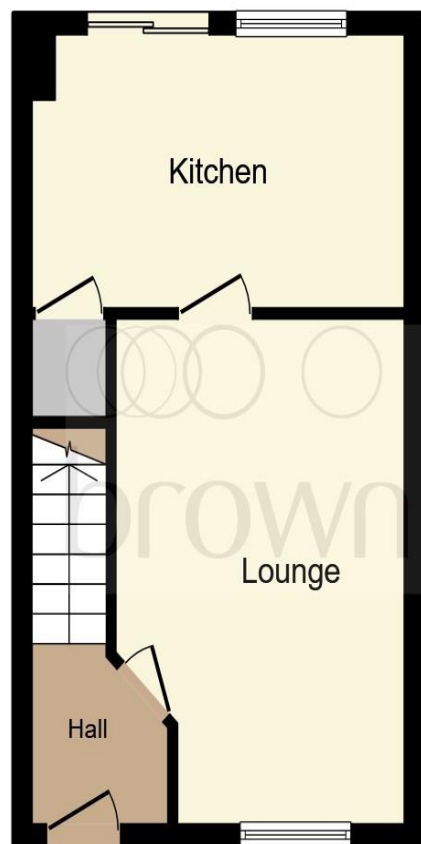
### **Outside**

#### **Rear Garden**

Split level garden with a small lawn area and a patio area.

### **Parking**

2 parking spaces 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](http://www.focalagent.com)



**welcome to**  
**Bishop Close,**  
**Leighton Buzzard**

- TWO BEDROOM MODERN TERRACE
- BILLINGTON PARK LOCATION
- EN-SUITE TO MASTER
- TWO ALLOCATED PARKING SPACES
- KITCHEN/DINER TO REAR

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

**£300,000**



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