



Kiteleys Green, Leighton Buzzard, LU7 3LD

welcome to

Kiteleys Green, Leighton Buzzard

This well-positioned, three-bedroom, semi-detached property with a garage to the rear and parking. Bright living spaces flow from lounge to dining room to conservatory and upstairs bedrooms with bathroom and separate WC. It also enjoys a lovely view over Vandyke playing field.

Entrance Hall

Door to the front, stairs to the first floor and radiator.

Lounge

16' 6" max x 9' 11" max (5.03m max x 3.02m max)

Under stairs storage, 2 radiators and double-glazed window to the front.

Dining Room

10' x 9' 6" (3.05m x 2.90m)

Radiator and double-glazed Patio doors to the conservatory.

Conservatory

10' 4" x 8' 5" (3.15m x 2.57m)

Constructed of brick and Upvc double-glazing and a plastic roof. Fan and light fixture. Double-glazed French doors leading out to the garden

Kitchen

8' 7" x 4' 2" (2.62m x 1.27m)

Fitted kitchen with a mix of wall and base units with work surface over, 1.5 sink with mixer tap and drainer, electric oven and electric hob with extractor fan over. Space for a fridge and double-glazed window to the rear.

Utility Space

5' 1" x 3' 6" (1.55m x 1.07m)

Space for a washing machine, a dryer and a fridge/freezer.

First Floor Landing

Stairs from the ground floor, loft access and double-glazed obscured window to the side.

Bedroom One

16' 10" x 10' 4" (5.13m x 3.15m)

Fitted wardrobe with hanging rail and wall mounted storage cupboard, radiator and double-glazed window to the front.

Bedroom Two

10' 11" x 7' 11" (3.33m x 2.41m)

Fitted wardrobe with hanging rail and over-head storage unit, radiator and double-glazed window to the rear.

Bedroom Three

8' 11" narrowing to 6' " x 7' 11" (2.72m narrowing to 1.83m x 2.41m)

Over stair storage cupboard, wall mounted over-head storage cupboard, radiator and double-glazed window to the front.

Bathroom

Fully tiled with pedestal wash hand basin and bath with electric shower over. Radiator and double-glazed obscured window to the rear.

Separate Wc

Partially tiled with low-level WC and double-glazed obscured window to the side.

Outside Front Garden

Over looking the park the front garden is mainly laid to lawn with a path leading to the front door.

Rear Garden

Fully enclosed by fencing the garden is mainly laid to lawn with mature flower beds and a patio area. Access to the garage.

Garage



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Kiteleys Green, Leighton Buzzard

- GARAGE
- OFF-STREET PARKING
- CONSERVATORY
- LEAN-TO
- CLOSE PROXIMITY TO PLAYING FIELD

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£340,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
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