

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 doubleglazed obscured window to the side.

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 overhead 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 doubleglazed 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

Access to the garage.

Garage







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

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

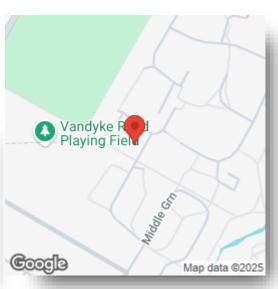
Tenure: Freehold EPC Rating: D

Council Tax Band: C

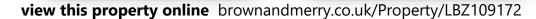
£340,000







Please note the marker reflects the postcode not the actual property



House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Property Ref: LBZ109172 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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