



Pinecrest Mews, Waterloo Road, Leighton Buzzard, LU7 2AD

welcome to

Pinecrest Mews, Waterloo Road, Leighton Buzzard

Located in a quiet cul-de-sac in the sought-after Linslade area of Leighton Buzzard, Pinecrest Mews is a charming two-bedroom end-terrace home ideal for first-time buyers or investors. Close to the local mainline station. this property is perfectly placed combining practicality and convenience.

Entrance Hall

Double-glazed door to the front, stairs to the first floor and tiled floor.

Outside

Allocated Parking

Lounge

12' x 11' (3.66m x 3.35m)

Working fireplace, radiator and double-glazed windows to the front and side.

Kitchen

15' 10" x 10' (4.83m x 3.05m)

Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, stainless steel sink with mixer tap, electric oven and gas hob with a chimney style extractor fan over. Integrated dishwasher and fridge/freezer. Space for a washing machine. Space for a dining table and chairs, radiator and double-glazed windows to the front and side.

First Floor

Landing

Stairs from the ground floor.

Bedroom One

15' 9" max x 11' 10" max (4.80m max x 3.61m max)

Radiator and double-glazed windows to the front and side.

Bedroom Two

11' 5" max x 11' 1" max (3.48m max x 3.38m max)

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

Bathroom

Partially tiled with pedestal wash hand basin, low-level WC and bath with shower over. Heated towel rail, fitted cupboard and skylight.



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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- ALLOCATED PARKING
- PROXIMITY TO LOCAL MAINLINE STATION
- GOOD SCHOOL CATCHMENTS
- LOCAL PARK
- CHARACTER FEATURES

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£325,000



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Property Ref:
LBZ109153 - 0003

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