



Kiteleys Green, Leighton Buzzard, LU7 3LD

welcome to

Kiteleys Green, Leighton Buzzard

Well-presented, detached home with three flexible bedrooms and a newly fitted family shower room. Spacious open-plan lounge/diner with modern kitchen and patio doors to a private wrap-around garden with play park views- ideal for extension (STPP). Also includes a separate garage.

Entrance

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

Cloakroom

Pedestal wash hand basin, low-level WC and double-glazed obscured window to the front.

Lounge / Diner

23' 10" max x 13' 6" (7.26m max x 4.11m)
Double-glazed window to the front, radiator and double-glazed Patio doors leading out to the garden.

Kitchen

8' 10" x 7' 5" (2.69m x 2.26m)
Fitted kitchen with a mix of wall and base units with work surface over circular stainless steel sink with mixer tap, electric oven and gas hob with extractor fan over. Spaces for a dishwasher, a washing machine and a fridge/freezer. Door to under stairs storage, double-glazed window to the rear and double-glazed door to the side.

First Floor Landing

Stairs from the ground floor and doors to all bedrooms and the bathroom. Double-glazed window to the side.

Bedroom One

11' 1" x 8' 11" (3.38m x 2.72m)
Built-in storage cupboard, radiator and double-glazed window to the rear.

Bedroom Two

10' 1" x 9' (3.07m x 2.74m)
2 cupboards with hanging rail and storage space, radiator and double-glazed window to the front.

Bedroom Three

7' 5" x 6' 10" (2.26m x 2.08m)
Over-stairs storage cupboard with hanging space, radiator and double-glazed window to the front.

Shower Room

Partially tiled with pedestal wash hand basin, low-level WC and shower cubicle. Tiled floor and double-glazed obscured window to the side.

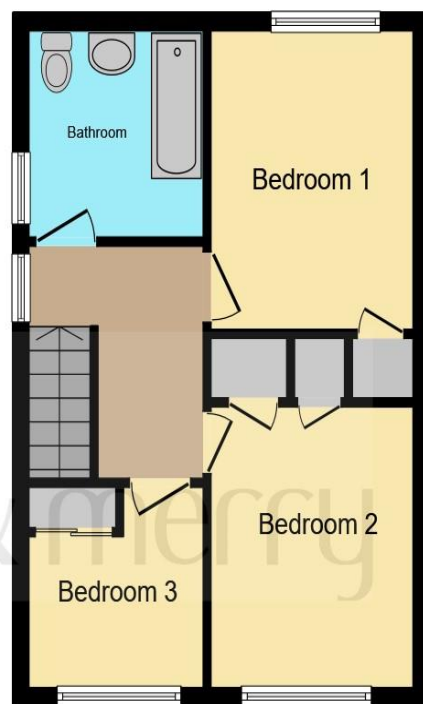
Outside Garden

Enclosed garden with is mainly laid to lawn and a large 'L' shaped patio area.

Garage In A Block



Ground Floor



First Floor

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Leighton Buzzard

- GARAGE IN A SEPARATE BLOCK
- POTENTIAL TO EXTEND (STPP)
- NEWLY FITTED KITCHEN
- OPEN PLAN LOUNGE/DINER
- READY FOR A PERSONAL TOUCH

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

£370,000



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