



Cheshire Rise, Leighton Buzzard, LU7 4ED

welcome to

Cheshire Rise, Leighton Buzzard

A stylish, three-bedroom semi in Billington Park with a spacious converted lounge, open-plan kitchen/diner, landscaped garden and modern finish throughout. close to schools, M1 and play parks.

Entrance Hall

24' 5" x 16' 7" (7.44m x 5.05m)

Double-glazed door to the front, stairs to the first floor, storage cupboard and radiator. Doors to the cloakroom and the kitchen/dining/family room.

Cloakroom

Wall-mounted wash hand basin with mixer tap and low-level WC with integrated flush. Radiator and double-glazed obscured window to the front.

Kitchen / Dining / Family Room

24' 5" max x 16' 7" (7.44m max x 5.05m)

Kitchen Area: Fitted with a mix of wall and base units with work surface over, 1.5 stainless steel sink with mixer tap and drainer, electric oven and gas hob with a chimney style extractor fan over. Integrated dishwasher, washing machine and fridge/freezer.

Dining/Family Area: Space for a dining table and chairs, radiator, double-glazed window and double-glazed double doors leading out to the garden. Leads into the lounge area.

Lounge Area

22' 3" max x 10' 4" (6.78m max x 3.15m)

Electric fireplace, 2 radiators and double-glazed window to the front. Double-glazed bi-fold doors leading out to the garden.

First Floor Landing

Stairs from the ground floor and doors to all bedrooms and the family bathroom.

Bedroom One

16' 8" x 8' 5" (5.08m x 2.57m)

Built-in storage cupboard, radiator and 2 double-glazed windows to the front.

Bedroom Two

10' 9" x 9' 9" (3.28m x 2.97m)

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

Bedroom Three

12' x 6' 5" (3.66m x 1.96m)

Radiator and double-glazed window to the rear.

Bathroom

Partially tiled with a wall mounted wash hand basin with mixer tap, a low-level WC with integrated flush, shower cubicle with mixer tap and a bath with mixer tap and shower over. Heated towel rail, spotlights and a large mirror.

Outside

Front Garden

Small gravel border with a path to the front door. Off-road parking for 1 car.

Rear Garden

Enclosed by panel fencing the garden is laid with artificial grass with a patio area ideal for alfresco dining. This is also a pagoda over a decked area and a shed.



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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- GARAGE CONVERSION
- LANDSCAPED LOW-MAINTENANCE GARDEN
- DRIVEWAY PARKING
- OPEN-PLAN KITCHEN DINER
- FAMILY HOME

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

£415,000



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