



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.

Auctioneer's Comments

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Entrance Hall

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

Lounge

16' 6" x 9' 11" (5.03m x 3.02m)
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" x 7' 11" (2.72m 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

Overlooking 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



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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Leighton Buzzard

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- THREE-BEDROOM SEMI-DETACHED
- CONSERVATORY

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

guide price
£270,000



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Property Ref:
LBZ109500 - 0004

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