



Brooklands Drive, Leighton Buzzard, LU7 3PG

welcome to

Brooklands Drive, Leighton Buzzard

GARDENERS DREAM! Incredible family home with scope to extend and grow, boasting separate reception rooms, garage and off-road parking. This property is ideal for a growing family or if you like outdoor space. Come and see for yourself what is on offer.

Entrance Hall

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

Cloakroom

A wall mounted wash hand basin and a low-level WC. Radiator and double-glazed obscured window to the side.

Lounge

14' 11" x 15' 11" (4.55m x 4.85m)

Open coal burning fireplace, radiator and double-glazed box bay window to the front.

Dining Room

12' 11" x 11' 11" (3.94m x 3.63m)

Radiator and double-glazed window to the side. Double-glazed Patio doors leading into the conservatory.

Conservatory

15' x 12' 8" (4.57m x 3.86m)

Conservatory of hard wood construction with double-glazed windows and double-glazed Patio doors leading out to the garden.

Kitchen

8' 10" x 7' 11" (2.69m x 2.41m)

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, NEFF induction hob and a gas hob with extractor fan over. Double-glazed window to the side.

Utility Room

8' 10" x 5' 6" (2.69m x 1.68m)

Fitted with a mix of wall and base units with work surface over, space for a dishwasher and a washing machine or dryer. Double-glazed Upvc Obscured door to the side.

First Floor Landing

Stairs from the ground floor and double-glazed window to the side.

Bedroom One

14' 11" x 10' (4.55m x 3.05m)

Built-in wardrobe with hanging rail and storage, radiator and double-glazed box bay window to the front.

Bedroom Two

12' 11" x 11' 11" (3.94m x 3.63m)

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

Bedroom Three

8' 8" x 8' (2.64m x 2.44m)

Radiator and double-glazed window to the front.

Shower Room

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

Outside

Rear Garden

A Large garden with an abundance of mature flower beds and small pond. side access.

Workshop

9' 4" x 7' 5" (2.84m x 2.26m)

Power, light and a double-glazed window to the side.

Garage

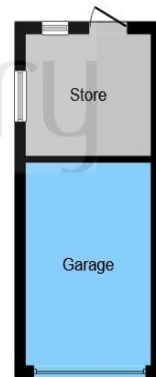
Garage with up & over door, power and a double-glazed window to the side.



Ground Floor



First Floor



Outbuilding

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



welcome to
Brooklands Drive,
Leighton Buzzard

- AMAZING GARDEN AND INCREDIBLE PLOT
- SCOPE TO EXTEND (STPP)
- SEPARATE RECEPTION ROOMS
- GARAGE AND DRIVEWAY WITH AMPLE PARKING
- EXCELLENT ACCESS TO LOCAL AMENITIES AND SCHOOLS

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

£565,000



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Property Ref:
LBZ109457 - 0005

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