



Grange Close, Leighton Buzzard, LU7 2PP

welcome to

Grange Close, Leighton Buzzard

Are you looking for great train links, commuting routes and easy access to the town? Then look no further this three-bedroom, mid-terraced property, has a low maintenance garden, off-street parking and brilliant potential to make this your dream home. Early viewing is advised!

Entrance Hall

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

Cloakroom

Partially tiled with a wall mounted wash hand basin and a low-level WC. Double-glazed obscured window to the side.

Lounge

17' 5" x 12' 5" (5.31m x 3.78m)

Gas fireplace, radiator and double-glazed window to the front.

Dining Room

12' 10" x 9' 1" (3.91m x 2.77m)

Radiator and double-glazed Patio doors leading out to the garden. Leads into the kitchen.

Kitchen

12' 10" x 7' 9" (3.91m x 2.36m)

A fitted kitchen 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 electric hob with extractor fan over. Space for a washing machine and a fridge/freezer. Double-glazed window to the front.

First Floor

Landing

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

Bedroom One

12' 6" x 9' 7" (3.81m x 2.92m)

Radiator and double-glazed window to the front.

Bedroom Two

10' 11" x 9' 7" (3.33m x 2.92m)

Built-in wardrobes, radiator and double-glazed window to the rear.

Bedroom Three

9' 7" x 7' 9" (2.92m x 2.36m)

Radiator and double-glazed window to the front.

Bathroom

Fully tiled with a pedestal wash hand basin, a low-level WC and a bath with shower over. Radiator, extractor fan and a double-glazed obscured window to the rear.

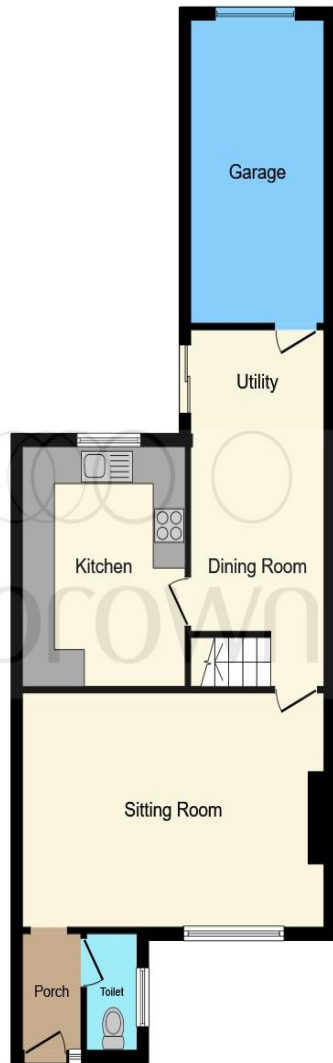
Outside

Rear Garden

Enclosed, paved garden.

Garage

Garage with up & over door, power, light and space for a washing machine.



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

- PROXIMITY TO MAINLINE TRAIN STATION
- OFF STREET PARKING
- EASY COMMUTING ROUTES TO SURROUNDING AREAS
- CLOSE TO THE LOCAL SPORTS CENTRE, SCHOOLS AND AMENITIES
- GARAGE

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

£350,000



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Property Ref:
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brown & merry



01525 372021



LeightonBuzzard@brownandmerry.co.uk



17 High Street, LEIGHTON BUZZARD,
Bedfordshire, LU7 1DT



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