



**Morse End, Leighton Buzzard, LU7 3RD**

**welcome to**

## **Morse End, Leighton Buzzard**

A modern, three-bedroom, townhouse on the popular Clipstone Park Development in Leighton Buzzard. Arranged over three floors with a separate kitchen, lounge/diner, rear garden, two first floor bedrooms with family bathroom, and a top floor master bedroom with an en-suit and driveway parking included

### **Entrance Hall**

Double-glazed door to the front and stairs to the first floor. Doors to the lounge, kitchen and cloakroom.

### **Cloakroom**

Wash hand basin, low-level WC and a radiator.

### **Lounge / Diner**

Radiator and double-glazed doors leading out to the garden.

### **Kitchen**

Fitted with a mix of wall and base units with work surface over, sink with drainer and an electric oven and hob with extractor fan over. Integrated fridge/freezer and space for a washing machine. Double-glazed window to the front.

### **First Floor Landing**

Stairs from the ground floor, airing cupboard and stairs to the second floor. Doors to bedrooms two and three plus the family bathroom.

### **Bedroom Two**

Radiator and 2 double-glazed windows to the rear.

### **Bedroom Three**

Radiator and 2 double-glazed windows to the front.

### **Second Floor Landing**

Stairs from the first floor and door to bedroom one.

### **Bedroom One**

Radiator and double-glazed dormer window to the front. Door to the en-suite.

### **En-Suite**

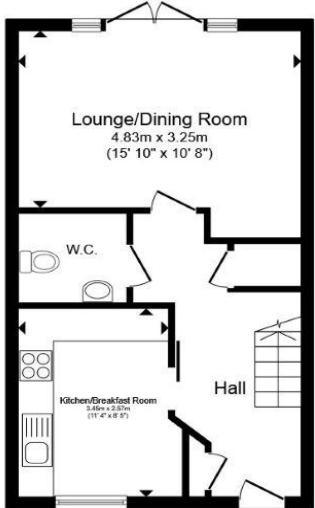
Partially tiled with wash hand basin, low-level WC and a shower cubicle. Heated towel rail.

### **Outside Front Garden**

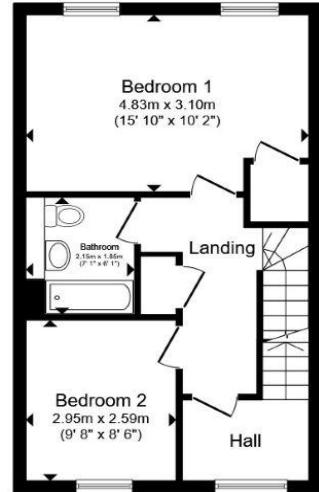
Driveway providing off-road parking.

### **Rear Garden**

Enclosed by fencing with gated side access. The garden is laid to lawn with a patio area.



**Ground Floor**



**First Floor**



**Second Floor**

**Total floor area 110.3 m<sup>2</sup> (1,187 sq.ft.) approx**

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.propertybox.io](http://www.propertybox.io)



welcome to

**Morse End,**

**Leighton Buzzard**

- THREE BEDROOM HOUSE
- NHBC WARRANTY
- CLOSE TO LOCAL AMENITIES
- EN-SUITE TO MASTER BEDROOM
- GOOD SCHOOL CATCHMENTS

Tenure: Freehold EPC Rating: B

Council Tax Band: D

**£385,000**



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Property Ref:  
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