



Pegasus Road, Leighton Buzzard, LU7 3NJ

welcome to

Pegasus Road, Leighton Buzzard

This charming three-bedroom, detached house features a spacious lounge leading to a rear conservatory, separate kitchen and mature patio garden. with a nearby garage and easy access to the M1, this well-maintained home offers comfort and convenience in a desirable location.

Entrance Hall

UPVC door to the side, stairs to the first floor and radiator. Doors to the cloakroom, lounge and kitchen.

Cloakroom

Fully tiled with wash hand basin with mixed taps and storage under, low-level WC and radiator. Double-glazed high window to the front.

Lounge

24' 9" x 11' 10" narrowing to 10' (7.54m x 3.61m narrowing to 3.05m)

Fireplace, two radiators and double-glazed acoustic window to the front. Double-glazed window and double-glazed door to the conservatory.

Conservatory

9' 5" x 6' 2" (2.87m x 1.88m)

Conservatory of brick built and UPVC construction with plastic roof. Double-glazed windows to the rear and side. Radiator and power. Double-glazed doors lead out to the garden.

Kitchen

Partially tiled, fitted kitchen, with a mix of wall and base units with work surface over, 1.5 stainless steel sink with mixer taps and drainer, electric oven and electric hob. Space for a washing machine, dishwasher, dryer and fridge/freezer. Radiator and a high, double-glazed, obscured window to the side. Double-glazed window to the rear.

First Floor

Landing

Stairs from the ground floor, airing cupboard, new boiler, radiator and loft access. Doors to all bedrooms and bathroom.

Bedroom One

12' 1" x 10' (3.68m x 3.05m)

Fitted wardrobes with sliding doors, radiator and two double-glazed windows to the front.

Bedroom Two

10' 1" x 10' (3.07m x 3.05m)

Fitted wardrobes with mirrored doors, radiator and two double-glazed windows to the rear.

Bedroom Three

8' 10" x 7' 10" (2.69m x 2.39m)

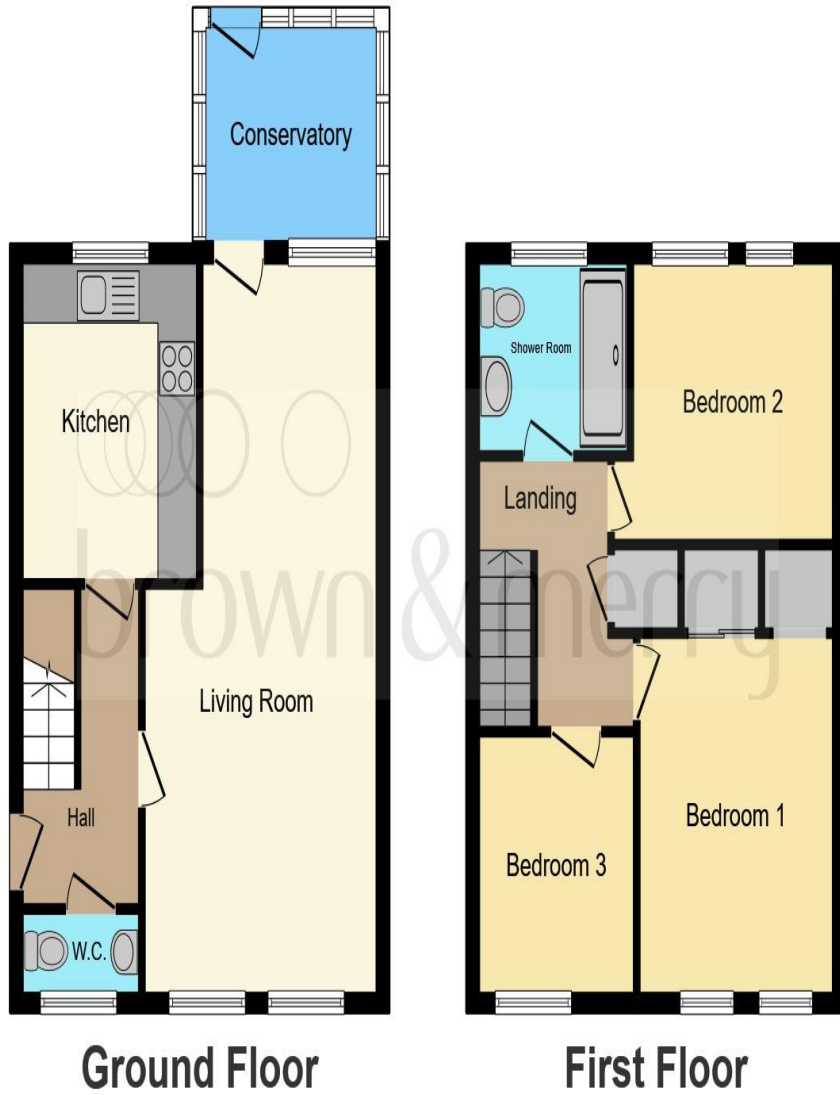
Over-stairs bulkhead, radiator and double-glazed window to the front.

Bathroom

Fully tiled with wall mounted wash hand basin with mixer taps and storage under, WC with integral flush and a large walk-in shower with mixer taps. Vertical heated towel rail and double-glazed obscured window to the rear.

Outside Garden

Enclosed by a brick wall is a mature garden with grass and patio area. Side gated access. Side storage shed with space for a washing machine, power and light.



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).
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welcome to
Pegasus Road,
Leighton Buzzard

- GREAT COMMUTING ROUTES TO THE M1
- CLOSE PROXIMITY TO LOCAL SCHOOLS
- GARAGE IN ADJACENT BLOCK WITH PARKING IN FRONT
- DOWNSTAIRS CLOAKROOM
- MATURE REAR GARDEN

Tenure: Freehold EPC Rating: C

£365,000



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