



**Faulkners Way, Leighton Buzzard, LU7 2SS**

**welcome to**

## **Faulkners Way, Leighton Buzzard**

A well-presented, four-bedroom, mid terrace property home in Linslade. Featuring open plan living with a newly fitted kitchen. The first floor offers four bedrooms and a family bathroom. Benefits include on-street parking, a rear garage, private garden with patio, turf and wildlife friendly garden.

### **Entrance Hall**

Double-glazed door to front and stairs to first floor. Storage cupboard housing the electric consumer unit, radiator and double-glazed window to front

### **Lounge/Diner**

15' 11" x 14' 11" ( 4.85m x 4.55m )  
Under stairs storage, double-glazed window to rear and sliding doors leading out to the rear garden. Oak engineered flooring laid throughout the ground floor in herringbone pattern,

### **Kitchen**

15' 9" x 9' 9" ( 4.80m x 2.97m )  
Fitted with a mix of wall and base units with work surface over and inset sink with mixer tap. Range style electric oven and gas hob with a chimney style extractor fan over. Integrated microwave, washing machine and fridge/freezer. Double-glazed window to the front.

### **Cloakroom**

Fully tiled with a sink sitting on a vanity unit and low-level WC. Heated towel rail and double-glazed window to the side.

### **First Floor Landing**

Stairs from the ground floor and doors to all bedrooms and family bathroom. Roof lights controlled from a touch panel on the landing and are solar electric powered from solar panels built into the windows.

### **Bedroom One**

12' 2" x 9' 8" ( 3.71m x 2.95m )  
Fitted wardrobes with hanging rail and storage space, radiator and double-glazed window to the rear.

### **Bedroom Two**

9' 11" x 8' 1" ( 3.02m x 2.46m )  
Radiator and double-glazed window to front

### **Bedroom Three**

8' 11" x 5' 10" ( 2.72m x 1.78m )  
Radiator and double-glazed window to the rear

### **Bedroom Four**

8' 11" x 5' 9" ( 2.72m x 1.75m )  
Radiator and double-glazed window to the front

### **Bathroom**

Fully tiled with a pedestal wash hand basin, low level WC and bath with shower over. Roof light.

### **Outside**

#### **Front Garden**

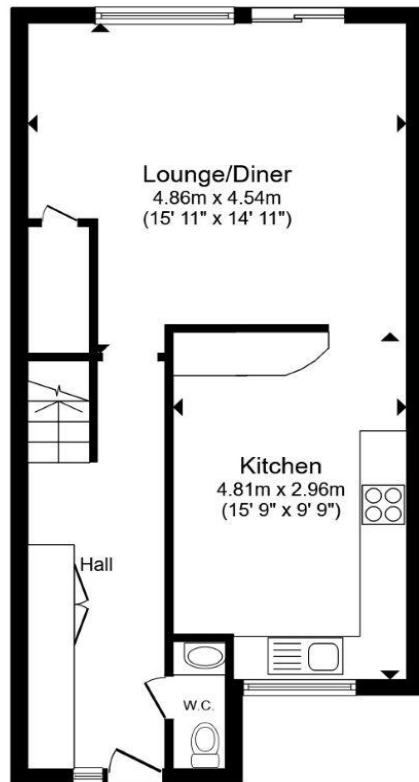
Shrub border with a small, paved area and a path leading to the front door.

#### **Rear Garden**

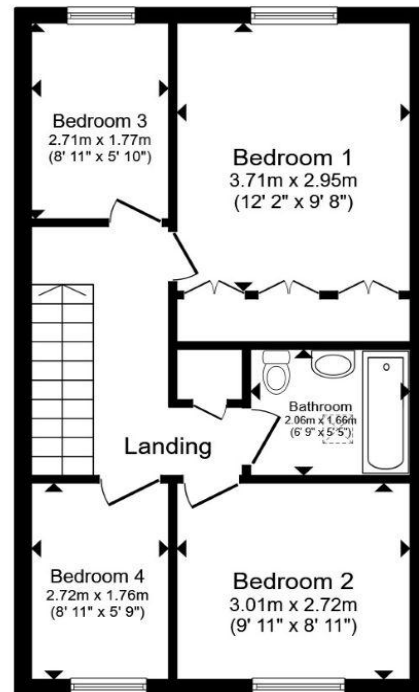
Enclosed by fencing with gated rear access. The garden is mainly laid to lawn with a block paved patio area. Small pond, shrubs and a shed.

### **Garage**

Single garage with up & over door.



**Ground Floor**



**First Floor**

Total floor area 91.8 m<sup>2</sup> (988 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**  
**Faulkners Way,**  
**Leighton Buzzard**

- FOUR BEDROOM MID-TERRACE
- GARAGE
- NEWLY FITTED KITCHEN
- GOOD SCHOOL CATCHMENTS
- CLOSE TO LOCAL AMENITIES

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

**£325,000**



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