



Theedway, Roman Gate, Leighton Buzzard, LU7 9RP

£375,000



- Three Bedrooms
- Detached Home Office
- Garage & Driveway
- En-Suite to Master Bedroom
- 16Ft Kitchen/Diner
- 18Ft Living Room
- Popular Modern Roman Gate Development
- Great For Commuting to A5 & M1
- Downstairs WC
- Close Proximity to Astral Lake & Parks



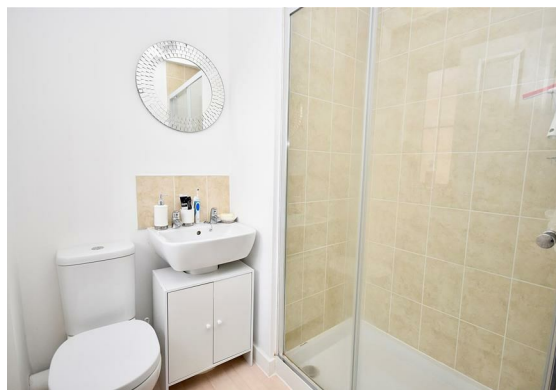
MODERN THREE BEDROOM FAMILY HOME | DETACHED HOME OFFICE IN GARDEN | KITCHEN/BREAKFAST ROOM | EN-SUITE TO MASTER BEDROOM | DRIVEWAY & GARAGE | POPULAR ROMAN GATE DEVELOPMENT

M & M Properties are delighted to offer this very well presented and deceptively spacious, THREE BEDROOM END OF TERRACE HOUSE WITH A GARAGE AND A DETACHED HOME OFFICE, located in the popular and newly established Roman Gate development in Leighton Buzzard. The property comes ready to move into and would be a perfect family home.

Location
 The property is located in the popular modern development of 'Roman Gate' and was originally constructed in 2014, just 9 years ago so will benefit from remaining NHBC guarantee. The property is ideally situated within walking distance of the town centre which has a wide range of shops, supermarkets, pubs, restaurants and cafes as well as a twice weekly vibrant charters market.

Also within a short walk is a local Sainsburys, the Cod and Waffle restaurant and the new Grovebury Road retail park. There are also good commuter links close by to include the A5, A421 and M1, and the Leighton Buzzard mainline train station which is just 1.3 miles away and takes you direct into London Euston in under 40 minutes.





Accommodation

The property has spacious rooms throughout, set over two floors. To the ground floor there is an entrance hallway leading into a generous sized 18Ft living room. From here there is a kitchen/diner across the back of the property which spans 16ft with french doors leading out to the back garden as well as a door into the handy downstairs WC. The kitchen comes fully fitted with a range of wall and base level high gloss units, with breakfast seating bar and space for all of the household appliances.

Stairs rise up to the first floor landing which has access into a storage cupboard, the loft, all three bedrooms and the family bathroom. The master bedroom is particularly impressive with built in double wardrobes and a good sized en-suite shower room.

Exterior & Gardens

To the front of the property is a small shingle area, paved path to the front door, driveway and gated side access to the back. At the rear of the property is a low maintenance fully enclosed garden, mainly laid to lawn with a paved patio seating area. Additionally there is a detached home office at the foot of the garden which is perfect for working at home or running a business as fully equipped with power and light connections.

Parking & Garage

There is a driveway to the side of the property which provides off road parking for up to three vehicles. Also there is a garage which is perfect for storage, comes with full power and light connections as well as being able to house a further vehicle if needed.

Utilities Connected

The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.

Floor Plan



Viewing

Please contact our Leighton Buzzard Office on 01525 377733.
If you wish to arrange a viewing appointment for this property or require further information.

IMPORTANT: Whilst we aim to make our details accurate and reliable, if there is any point of particular concern to you, please contact the office. The apparatus, equipment, fittings and services have not been checked and therefore it is in the purchaser's interest to establish the working condition of the appliance included. Personal items such as furnishings which may be shown in the photographs are not included in the asking price. No survey has been carried out by M & M Properties. Measurements have a tolerance of +/- 3". Please note that this floorplan has not been drawn to scale and is therefore for room layout purposes only. It does not constitute or form part of a contract. Doors may be hung in opposite directions.