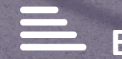




Kemsley Drive, Leestone Park, Leighton Buzzard, LU7 3HE

£474,950



- **Beautifully Presented Family Home**
- **Four Double Bedrooms**
- **Three Bathrooms (Master with En-Suite)**
- **Kitchen/Diner with Island & Appliances**
- **Garage & Driveway for Numerous Vehicles**
- **Premium Housebuilder Redrow Homes**
- **Versatile and Spacious 'Lincoln' Design**
- **Sunny South Facing Garden**
- **Hugely Popular Leestone Park Location**
- **Ready to Move Into with No Upper Chain**



BEAUTIFULLY PRESENTED FOUR BEDROOM HOUSE | PREMIUM HOUSEBUILDER REDROW HOMES | SUNNY SOUTH FACING REAR GARDEN | THREE BATHROOMS | HUGELY POPULAR LEESTONE PARK DEVELOPMENT

M & M Properties are delighted to offer this BEAUTIFULLY PRESENTED AND READY TO MOVE INTO, FOUR BEDROOM FAMILY HOME. The 'Lincoln' design provides the house with wonderfully versatile rooms with space to spare across three floors, giving the whole family complete flexibility to live the way they want to.

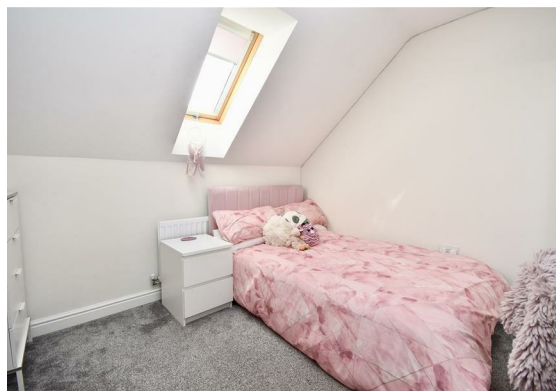
Finished to the a very high standard, the property includes a bathroom on every level, plus an en-suite to the master bedroom, a kitchen/diner with centre island and integrated appliances, aswell as a garage, private driveway and L-Shaped south facing garden!

Situated on the hugely popular and scenic, Leestone Park development in Leighton Buzzard, built by PREMIUM HOUEBIULDER REDROW HOMES in 2021 means the property is just a few years old and as good as brand new with NHBC warrantee remaining. NO UPPER CHAIN.

**Location**  
Leestone Park, a recent development crafted by the esteemed housebuilder Redrow Homes, stands proudly just off the coveted Heath Road in Leighton Buzzard. Nestled along the bustling Kemsley Drive, this property enjoys a prime location, offering convenient access to the vibrant town centre. Here, residents can relish in an array of amenities, including local shops, supermarkets, inviting pubs, restaurants, and a lively twice-weekly charters market.

Families will appreciate the proximity to top-tier educational institutions such as Doverly Down, Heathwood, and Vandyke Upper School. Moreover, Leestone Park boasts excellent connectivity, with key commuter routes like the A5, A421, A4146, and M1 nearby. These arteries seamlessly link to neighbouring cities such as Milton Keynes, Oxford, Watford, and London, ensuring effortless travel for residents.





### Accommodation

The 'Lincoln' showcases a thoughtful and spacious layout, designed to cater to the diverse needs of modern families. Spanning three floors, this home offers flexibility and versatility throughout. Upon entering, you are greeted by a central hallway boasting convenient features such as a downstairs WC and a useful under stairs storage cupboard. The ground floor also comprises a welcoming living room, ideal for relaxation, and a luminous kitchen/diner positioned at the rear. The kitchen is impeccably appointed with 'shaker' style wall and base level units, complemented by deep pan drawers, a striking centre island, and a sizable pantry for added storage convenience.

Equipped with integrated Bosch appliances including a fridge/freezer, dishwasher, four-ring gas hob with extractor hood, and double eye-level oven/grill, the kitchen caters to both culinary enthusiasts and everyday practicalities. Furthermore, a dedicated laundry cupboard offers space for a washing machine and tumble dryer, ensuring seamless household management. Enhancing the appeal of the ground floor, French doors with full-length windows open out to the south-facing garden, seamlessly blending indoor and outdoor living spaces for delightful entertainment and relaxation opportunities.

Ascending to the first floor, the landing grants access to the initial two double bedrooms, each boasting fitted wardrobes adorned with mirrored sliding doors. The master bedroom stands out with its generous proportions and is further enhanced by a spacious en-suite. The en-suite boasts luxurious features, including a fully tiled double walk-in shower featuring a ceiling-mounted rainfall shower head, accompanied by a low-level WC, a wall-mounted hand wash basin with a mixer tap, and a sleek chrome heated towel rail. Completing this level is a well-appointed bathroom featuring a pristine white three-piece suite, including a fully tiled bath area with a shower over.

Continuing upward to the second floor landing, two additional double bedrooms await, with one offering yet another fitted wardrobe for added storage convenience. An additional bathroom on this level adds further practicality, comprising a fully tiled walk-in single shower with a wall-mounted shower head, a low-level WC, a wall-mounted hand wash basin with a mixer tap, and a chrome heated towel rail. A storage cupboard within the bathroom ensures ample space for essentials.

### Exterior & Gardens

To the front of the property is a small front garden laid to lawn shielded by feature laurel bushes, with a pathway leading to the front door. There is a side driveway with access into the garage as well as gated side access through to the back.

At the rear of the property is a larger than average L Shaped, fully enclosed and south facing garden which comes very low maintenance to include a paved patio seating area, central artificial lawn section with decorative pebble borders as well as a further patio area behind the garage with a wooden pergola and space for a hot tub. There is a courtesy door which allows access into the garage from the garden.

### Garage & Parking

The property has a driveway to the side of the property for numerous vehicles as well as additional parking in the garage if required. The Garage has power and light, as well as a courtesy door from the garden and access from the front through an up and over door.

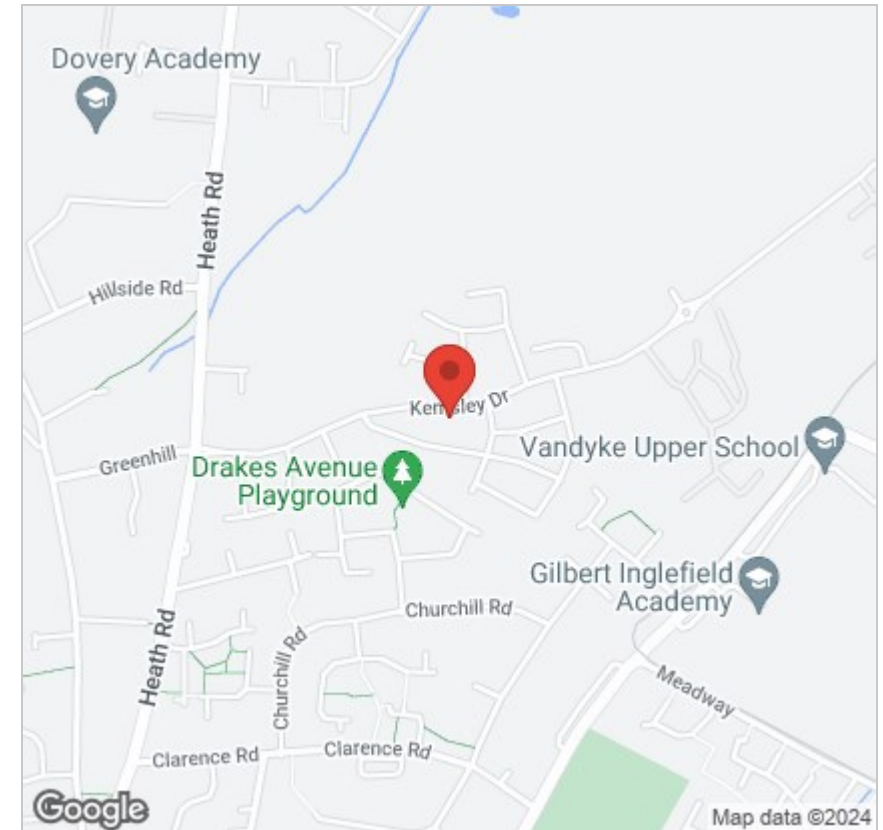
### Utilities Connected

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.

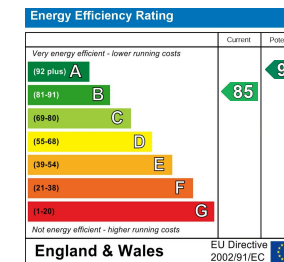
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.