



Danes Way, Leighton Buzzard, LU7 3LS

£400,000

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- **Extended Detached Family Home**
- **Four Bedrooms**
- **Four Reception Rooms**
- **19Ft Kitchen/Breakfast Room with Utility Area**
- **19Ft Living Room**
- **Separate Study Area & Dining Room**
- **Private South Facing Rear Garden**
- **Garage & Driveway Parking**
- **Backing Directly onto Open Fields**
- **Excellent School Catchments**



EXTENDED DETACHED HOUSE | FOUR BEDROOMS | FOUR RECEPTION ROOMS | SOUTH FACING GARDEN BACKING ONTO OPEN PLAYING FIELDS | 19FT KITCHEN/BREAKFAST ROOM WITH UTILITY AREA

M & M Properties are pleased to offer this IMPRESSIVELY SIZED AND EXTENDED, FOUR BEDROOM DETACHED HOUSE WITH GARAGE AND A SOUTH FACING PRIVATE GARDEN BACKING DIRECTY ONTO OPEN FIELDS, situated at the end of the popular NON-THROUGH ROAD of Danes Way in Leighton Buzzard.

Location
 Danes Way is a quiet and well established non-through road situated on the edge of the Leighton Buzzard town centre which is easily walkable in a few minutes aswell as being in very close proximity to a local, Co-op, Tesco Express, the newly refurbished Clay Pipe pub and restaurant, aswell as a fish and chips take away. In addition to this there is a large open playing field with children's park at the rear of the property.

The location is ideally suited for families as good schools for all ages are within the vicinity to include Clipstone Brook and Beadesert lower schools, Gilbert Inglefield and Vandyke Upper School as middle and upper schools. Within the town centre itself there are wide range of amenities to include shops, restaurants, supermarkets, local butchers aswell as a twice-weekly vibrant charters market.





Accommodation

The property offers generously spacious accommodation throughout, featuring well-proportioned rooms ideal for comfortable living. Upon entering, a welcoming hallway leads to a convenient downstairs WC and opens up to the main reception areas. The layout ensures a seamless flow between rooms, balancing accessibility and privacy as needed. A central living area benefits from dual aspects, bathing the room in natural light and creating a bright, airy atmosphere. This space seamlessly connects to the dining room, which in turn leads to a dedicated study area, perfectly suited for those working from home.



The highlight of the ground floor is the expansive kitchen/breakfast room, extending along the side of the property. It boasts a comprehensive range of fitted wall and base units complemented by roll-top work surfaces and complimentary tiling. Equipped with an inset sink drainer, integrated electric oven, grill, and hob with an overhead extractor fan, this kitchen is both functional and practical, as well as ideal for entertaining and dining. Additionally, a practical utility area offers convenient space for housing a washing machine and tumble dryer.

Ascending the stairs to the first floor landing reveals access to all four bedrooms, the family bathroom, a sizable storage cupboard, and the loft area for further storage potential. Each bedroom is generously sized, with three doubles and one single, with two of the doubles featuring fitted wardrobes for enhanced organization and storage.



Exterior & Gardens

To the front of the property is a gravel garden with pathway leading to the front door. At the sides there is gated access leading to the rear, garden as well as the driveway and access into the garage through an up and over door. At the rear there is a private, south facing garden meaning the owners can enjoy the sun throughout the entire day. The garden itself comes low maintenance with a paved patio seating area and the rest mainly laid to lawn with decorative borders and space for a shed.

Parking & Garage

There is a driveway to the side of the property which provides off road parking for up to two vehicles. The Garage is also to the side and is easily accessible from the driveway through the up and over door. There is power and light connected, as well as being flexible to be used for a variety of different purposes or used as storage.

Utilities Connected

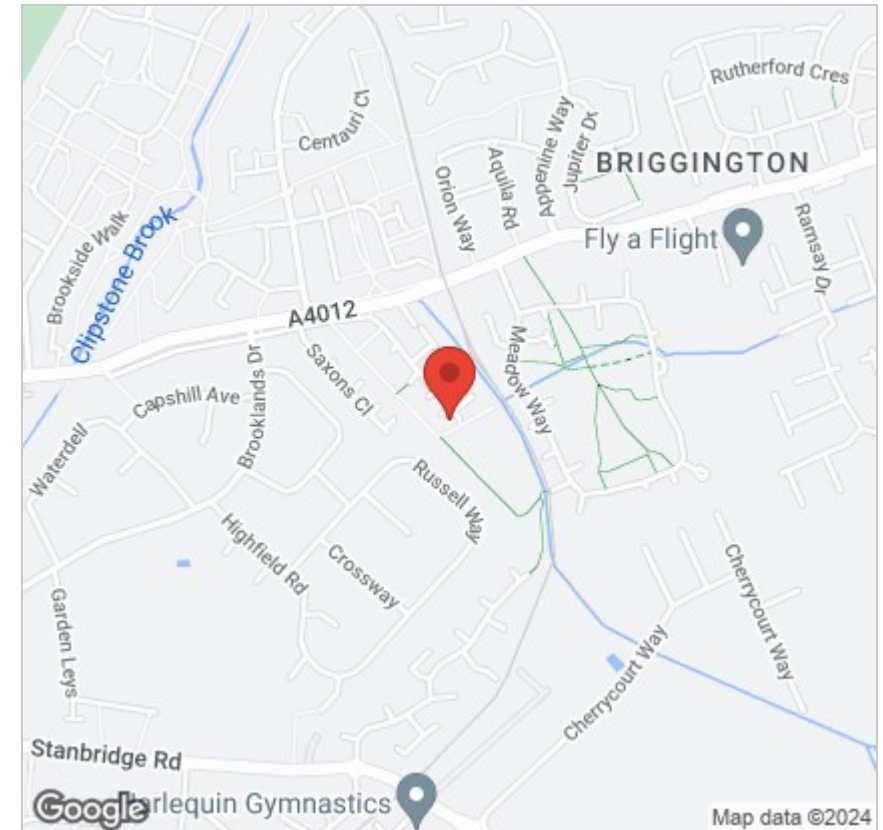
The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.



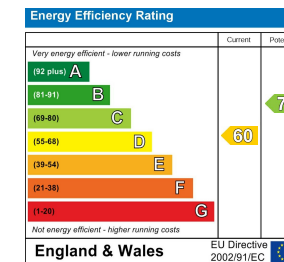
Floor Plan



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.