



Theedway, Roman Gate, Leighton Buzzard, LU7 9RP

£350,000

3 2 1 c

- Three Bedrooms
- No Upper Chain
- Ready to Move Into
- 18Ft Master Bedroom with En-suite
- Kitchen with Integrated Appliances
- Two Allocated Parking Spaces
- Low Maintenance Rear Garden
- Popular Roman Gate Development
- Spacious Lounge/Diner
- Easy Commute to M1



****NO UPPER CHAIN & READY TO MOVE INTO**** | MODERN & WELL PRESENTED THREE BEDROOM TOWNHOUSE | TWO OFF ROAD PARKING SPACES | 18FT MASTER BEDROOM WITH EN-SUITE |

M & M Properties are pleased to present with NO UPPER CHAIN, this very well presented, highly spacious and ready to move into THREE BEDROOM, TOWNHOUSE which has TWO ALLOCATED PARKING SPACES and is positioned within the popular Roman Gate development in Leighton Buzzard.

Location
The property is located in the popular modern development of 'Roman Gate' and was originally constructed in 2015, 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.

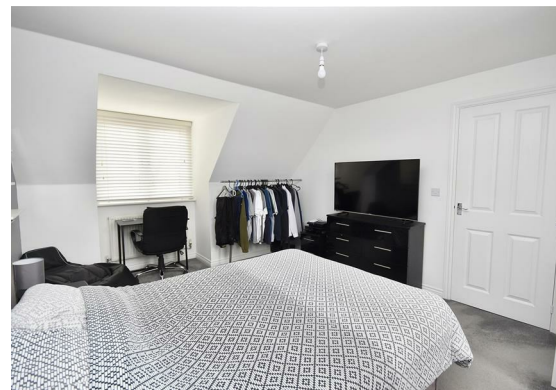
Also within a short walk is a local Sainsburys, the Cod and Waffle restaurant and the new Grovebury Road retail park. There are also good commuter links close by to include the A5, A421 and M1, and the Leighton Buzzard mainline train station which is just 1.3 miles away and takes you direct into London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





Accommodation

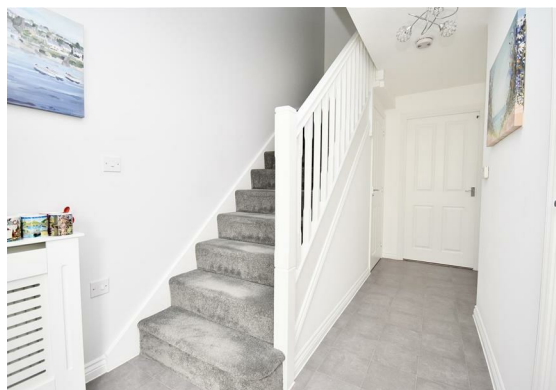
The property boasts generously spacious rooms across its three floors, offering flexible and versatile accommodation. Upon entry, you're greeted by a welcoming hallway featuring a convenient storage cupboard beneath the stairs. To the front, you'll find a well-appointed kitchen, while at the rear, a sizable lounge/diner awaits, complemented by a downstairs WC for added convenience.



The kitchen comes fully fitted with a range of high gloss modern units to wall and base levels, as well as a selection of integrated appliances which include a fridge/freezer, dishwasher and a newly replaced washing machine. In addition to this there is a four ring gas hob, electric oven/grill and an extractor hood over.

Ascending the stairs to the first floor, you'll find a landing providing access to the first double bedroom, complete with a convenient storage cupboard. Adjacent to it lies the central family bathroom, along with the third bedroom, ideally suited for use as either a single room or a home office/study setup.

Continuing upward to the top floor, you'll discover the impressively spacious master bedroom, spanning over 18 feet in length. Enhanced by two sets of Velux windows at the back and an additional window to the front, this room is bathed in natural light from its dual aspects. Additionally, it features an en-suite shower room for added convenience and luxury.



Exterior & Gardens

At the front of the property is a small low maintenance garden with an assortment of planted flowers and a pathway to the front door. At the rear of the property is a fully enclosed garden which comes particular easy to keep up consisting mainly of lawn, with a paved patio seating area and shingled borders. There is apace for a shed at the foot of the garden which comes ideal for outside storage. Gated access allows easy accessibility to the parking bays at the side.

Parking

There are two allocated parking bays at the side of the rear garden, tucked away under the neighbouring coach house.

Utilities Connected

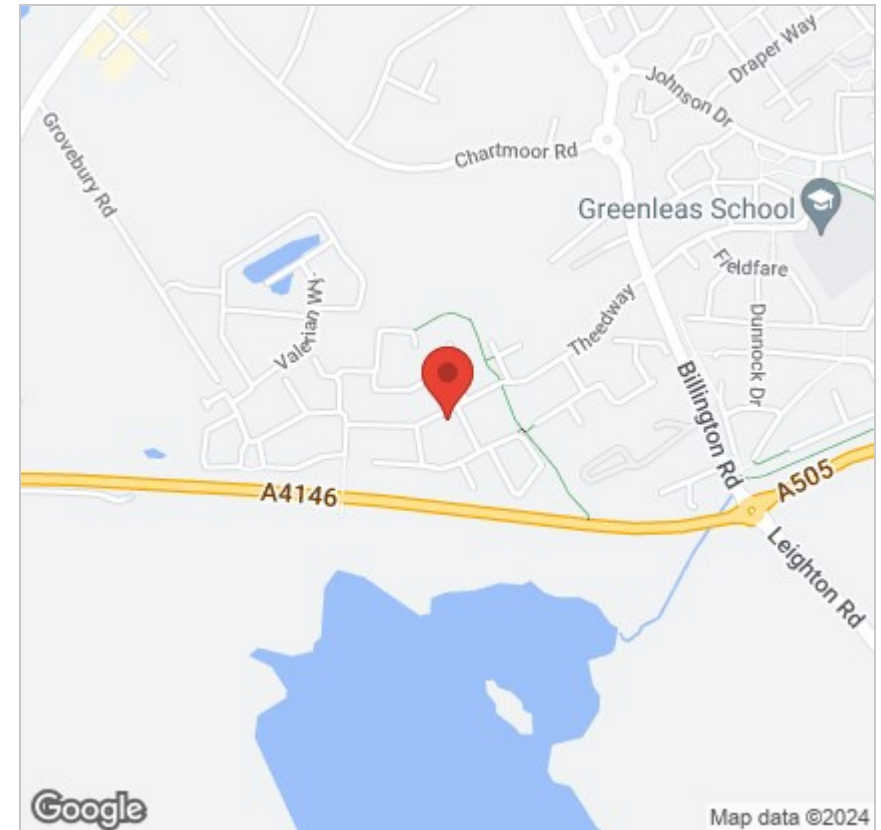
The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.



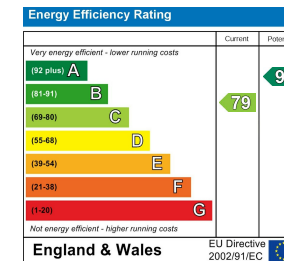
Floor Plan



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.