



Plover Road, Leighton Buzzard, LU7 4AW

Offers In Excess Of £400,000



- **Four Bedroom Semi Detached House**
- **Quiet Private Road Overlooking Greenery**
- **Newly Refitted Kitchen in Last Two Years**
- **21Ft Master Bedroom with En-Suite**
- **Highly Spacious Family Home**
- **Walking Distance into Town Centre**
- **Garage & Driveway**
- **16Ft Living Room**
- **Popular Sandhills Development**
- **Perfect for Commuting to Motorway**



QUIET & PRIVATE ROAD OF JUST A FEW HOUSES | OVERLOOKING STREAM AND GREENERY | FOUR BEDROOMS | 21FT MASTER BEDROOM WITH ENSUITE | NEW KITCHEN UNDER 2 YEARS AGO | GARAGE & DRIVEWAY

M & M Properties are delighted to market this very well presented FOUR BEDROOM SEMI DETACHED FAMILY HOME WITH A GARAGE, situated directly overlooking greenery and a feature stream to the front along a PRIVATE ROAD in the popular Sandhills development in Leighton Buzzard.

The property has spacious rooms throughout, offering extremely versatile and flexible living over three floors, ideally suited to first time buyers and families who want to enjoy the peacefulness of the location with the convenient accessibility to local schools, shops, the train station and the motorway.

Location

The property is located at 'Sandhills' in Leighton Buzzard, which is a popular modern development originally established around the early 2000's. The property comes within close proximity to a range of amenities to include a Sainsburys, the Cod and Waffle restaurant, McDonalds, a Gym, the Grovebury Road retail park as well as the scenic Astral Park and Lake, providing an excellent area for walking.

The town centre is also just a short walk away which provides a further range of amenities to include many shops, restaurants, supermarkets, local butchers as well as a twice-weekly vibrant charters market. There are excellent commuter links to include the A5, A421, A4146 and M1 all being close by.





Accommodation

The property is highly spacious throughout, with the accommodation set over three floors with the layout creating a versatile and flexible living arrangement. The ground comprises of an entrance hallway, a handy downstairs WC and two good sized reception rooms. The first is a living room that spans across the back of the property creating a cosy getaway or a great space to entertain family and friends with doors that lead out into the garden.

The second is the kitchen/diner at the front which has been newly refitted within the last two years which now includes a range of contemporary, dual tone 'shaker' style units to wall and base levels, sleek white Quartz effect worksurfaces with splashback, breakfast seating bar and an inset butler sink. As well as this there are host of integrated appliances which include a fridge/freezer, dishwasher, washing machine, eye-level microwave, four ring electric hob, electric oven/grill and an extractor fan all of which provide practicality and style.

Stairs rise up to the first floor landing which provides access into the first three Bedrooms and the main family Bathroom. Stairs then lead up further to the top floor with a 21Ft Master Bedroom, which also has a set of fitted double wardrobes, Velux roof windows, convenient space for a dressing area as well as an ensuite shower room.

Gardens & Exterior

To the front of the property is a small front garden with feature plants, as well as additional garden area directly across from the property.

There is side access to the rear garden as well as access into the Garage. The rear garden is fully enclosed by timber fencing, feature shingle areas, paved patio seating area with a range of border plants and greenery.

Parking

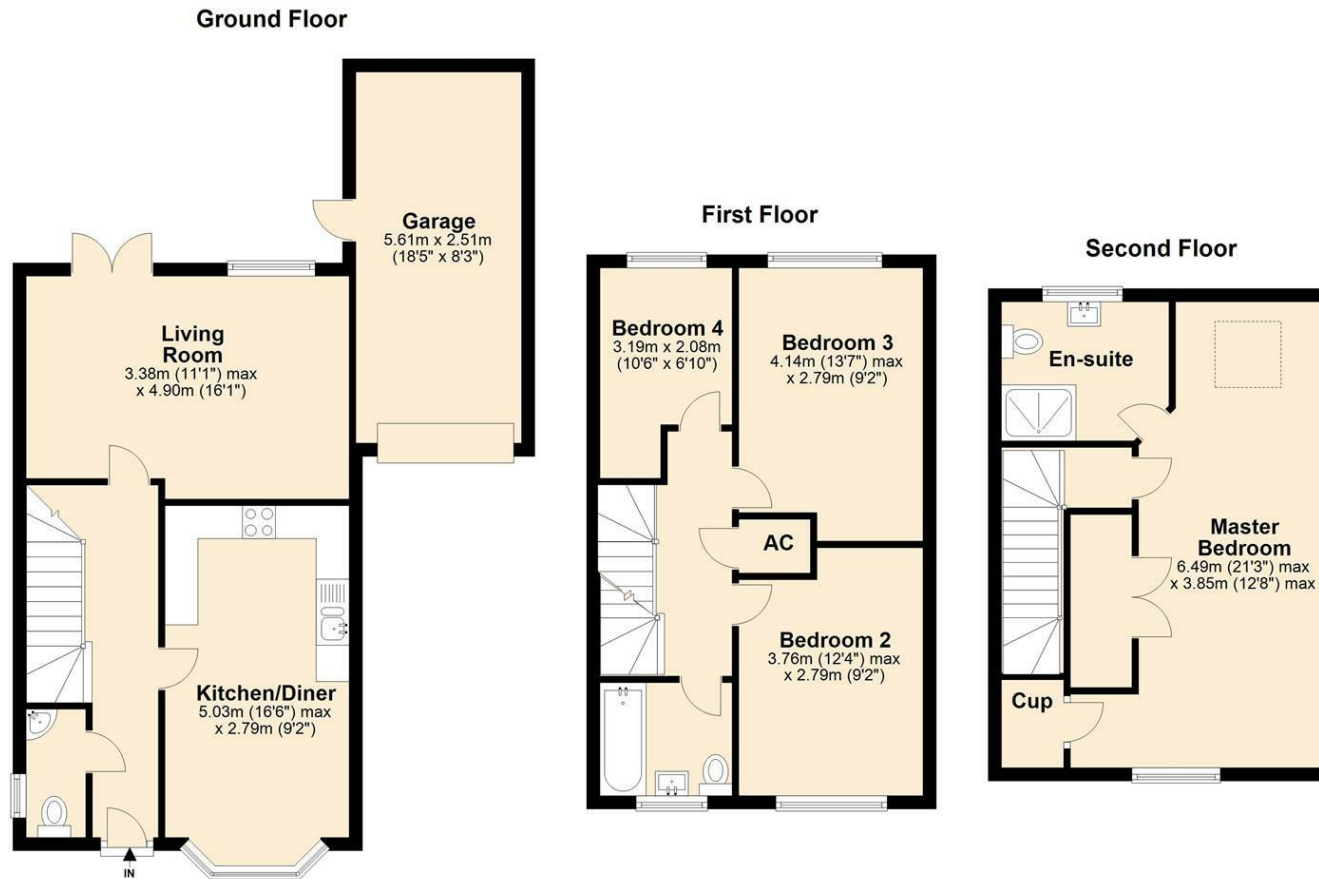
There is a driveway to the side of the property for up to two vehicles, as well as a Garage to park an additional vehicle if desired. Directly in front of the property can also be adapted to create additional parking.

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



43 Plover Road, Leighton Buzzard

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.