



Pegasus Road, Leighton Buzzard, LU7 3NJ

£295,000





- **Two Double Bedrooms**
- **Fantastic Condition Throughout**
- **Garage & Parking**
- **Ready to Move Right Into!**
- **High Spec Kitchen/Diner with Appliances**
- **Private Rear Garden**
- **Excellent School Catchments**
- **Perfect First Time Buy**
- **Generous Sized Master Bedrooms**
- **Perfect for Commuting to M1 & A5**



Positioned on the ever popular 'Planets Estate' in Leighton Buzzard is this beautifully maintained two double-bedroom house for sale. Presented in a fantastic condition throughout, this home is ready for its next lucky owner to move in and enjoy without any refurbishment required.

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The property comes set over two floors with spacious and well proportioned rooms throughout.

The ground floor features a welcoming porch, perfect for organizing and storing coats and shoes upon entry. From here, you'll step into a cosy, bay-fronted living room, offering a warm and inviting space. A door from the living room leads into a spacious kitchen/diner that spans the entire width of the house.

The kitchen is fully fitted with a range of sleek, high-gloss wall and base units, complemented by Quartz worktops and stylish tiling in the splashback areas. It also boasts a selection of integrated appliances, including a fridge/freezer, eye-level oven and grill, four-ring hob with extractor fan, and a washing machine, providing both functionality and modern convenience.

The staircase leads up to the first-floor landing, which provides access to both double bedrooms, the family bathroom, and the loft space. The master bedroom is particularly impressive, offering a generous size with ample room for a large queen-sized bed, wardrobes, and a dressing area. With two windows facing the front, the room is flooded with natural light, creating a bright and welcoming atmosphere.





To the front of the property is a low maintenance garden mainly laid to lawn with decorative shingle and planted borders, a feature tree and a paved pathway leading to the front door. This space could be made into parking if the new owners wish to do so.

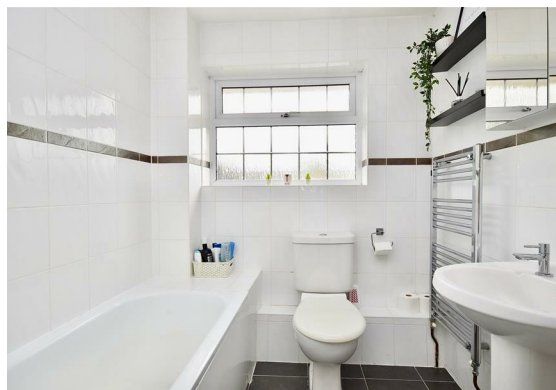
At the rear of the property there is a fully enclosed garden area also low maintenance consisting of a timber seating area, decorative shingle border, a paved pathway to the parking and courtesy garage door with the remainder laid to lawn.



There is off road parking of up to two vehicles just beyond the garden, as well as a garage which can provide additional parking if required. The garage has full power and light connections as well as a courtesy door into the garden with the added potential to convert (STPP) should the new owners wish to explore the option.

More about the location....

Leighton Buzzard combines the charm of a traditional market town with modern amenities, making it a great place to live for families, commuters, and those looking for a quieter, countryside lifestyle.



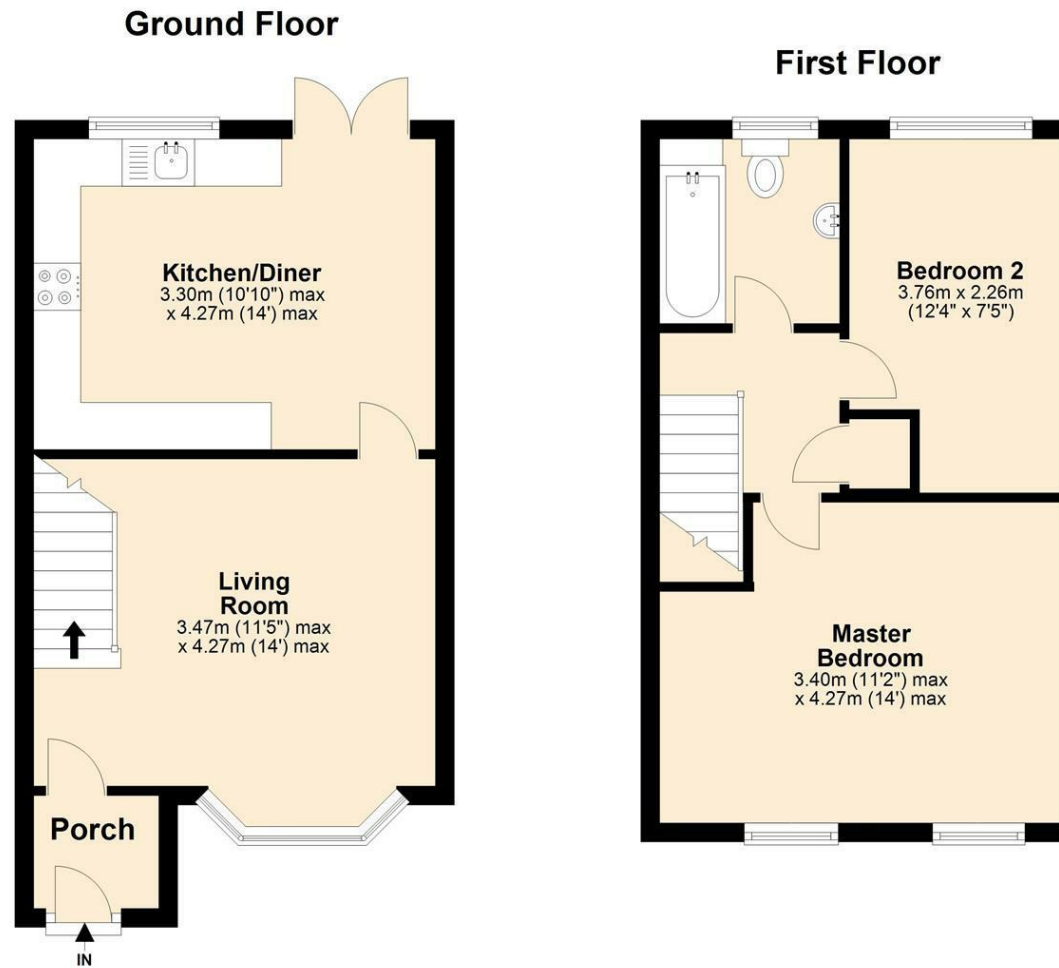
Leighton Buzzard retains much of its historical charm with a picturesque town centre, featuring beautiful architecture, cobbled streets, and a vibrant twice-weekly charter market. The town boasts a range of amenities, from supermarkets and independent shops to restaurants, pubs, and cafes. There's also a thriving local community with events, markets, and recreational facilities, including a leisure centre and sports clubs.

The town is well-regarded for its educational facilities, with several highly-rated schools, including Beaudesert Lower School and Vandyke Upper School, making it an appealing choice for families.



The town is close to several major attractions, including Woburn Abbey, Whipsnade Zoo, and the Chiltern Hills, offering a wide range of activities for families and outdoor enthusiasts. As well as this it is surrounded by the beautiful Bedfordshire countryside, it offers ample green spaces, including Rushmere Country Park and the Grand Union Canal, perfect for outdoor activities like walking, cycling, and picnicking.

# 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.