



Roundel Drive, Leighton Buzzard, LU7 4YH

Offers In Excess Of £280,000





# Roundel Drive, Leighton Buzzard, LU7 4YH

## Floor Plan

- No Upper Chain, Creating a Hassle Free Move!
- Two Bedrooms
- Two Bathrooms (En-Suite to Master Bedroom)
- Private Allocated Parking Space at Rear
- Privately Set back from Roadside Behind Decorative Brick Wall with Iron Railings
- Kitchen/Diner with Separate Living Room
- Sought After Billington Park Development
- Short Walk into Town Centre
- Close Proximity To Astral Park & Lake
- Blank Canvas, Ready for Owners to Add Their Own Stamp!

Offered with no upper chain, this well presented two bedroom home enjoys a private position set back from the roadside, framed by an attractive brick wall with iron railings. Ideally located on the edge of the sought after Billington Park development, this property combines privacy with convenience.

Boasting generously proportioned rooms throughout, the accommodation features two spacious bedrooms and two well appointed bathrooms one being an en-suite to the master bedroom. With both front and rear gardens, this charming home is perfect for first time buyers, downsizers, or those seeking their next move on the property ladder.

The property comes set over two floors with good sized rooms throughout, aswell as a loft space for storage.

The ground floor has an entrance hallway with doors leading into a central living room, then moving through here into a spacious kitchen/diner with doors out onto the rear garden at the back. Stairs rise up to the first floor landing that lead into two good sized bedrooms with the master having an en-suite, the main family bathroom and a handy storage cupboard.

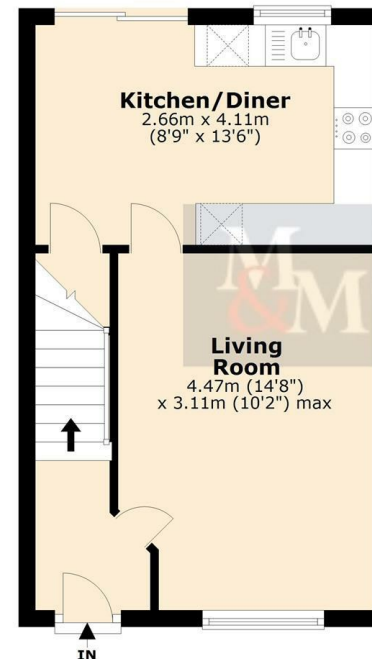
The property has a small front garden with pathway leading to the front door, shielded by an attractive brick wall with iron railings. for added privacy

At the rear of the property is a low maintenance and easily managed garden consisting of a paved patio seating area pathway leading to a gated access for the car park and a shed which is to remain. The remainder is laid to lawn with various decorative plants and mature feature hedging.

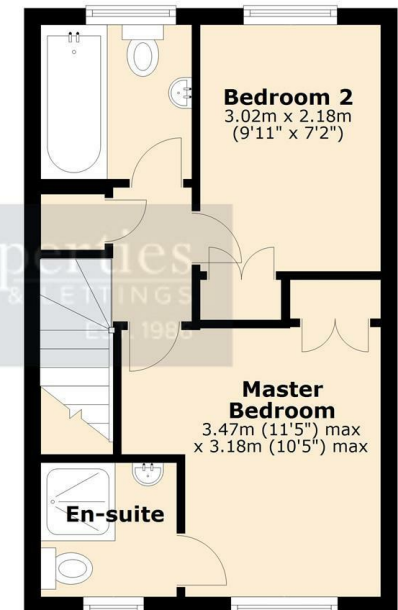
The property has mains water, sewerage and drainage connected. Heating is by way of mains gas to radiator powered by a gas boiler. There is mains electricity connected.

Council Tax Band C.

### Ground Floor



### First Floor



## 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.

27/29 Hockliffe Street, Leighton Buzzard - LU7 1EZ

Sales: 01525 377733 - Lettings: 01525 371997

sales@mandmproperties.co.uk - lettings@mandmproperties.co.uk

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