



Gibson Drive, Leighton Buzzard, LU7 4NZ

£290,000

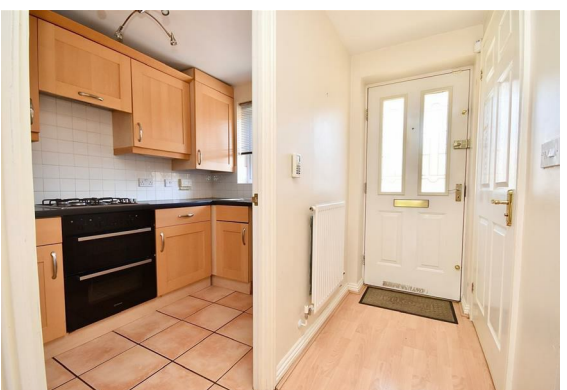
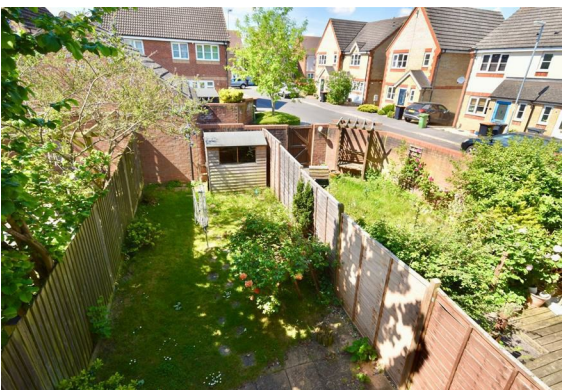


- **No Upper Chain & Ready To Move!**
- **Two Double Bedrooms**
- **Driveway Parking to Front**
- **Private Rear Garden**
- **Quiet & Peaceful End of Cul De Sac Location**
- **Spacious Living Room with Separate Kitchen**
- **Downstairs WC**
- **Popular Billington Park Development**
- **Perfect Blank Canvas Property!**

Tucked away in a quiet location is this well presented two bedroom home that enjoys a peaceful setting Ideally situated at the very end of a cul de sac in the sought after Billington Park development, this property combines privacy with convenience.

Offered with no upper chain and as a blank canvas, this property would ensure a smooth, hassle free purchase, allowing the next owners to move in quickly and with confidence. 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 downstairs WC, large living space at the back and a separate kitchen to the front. Stairs rise up to the first floor landing that lead into two good sized bedrooms with the master having fitted wardrobes, the main family bathroom and access into the loft. The property has a small front garden with pathway leading to the front door aswell as the block paved driveway and an outside storage cupboard.





At the rear of the property is a low maintenance and easily managed garden consisting of a paved patio seating area with the remainder being laid to lawn with various decorative plants and mature feature hedging and a shed to remain.

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.

More About The Location.....

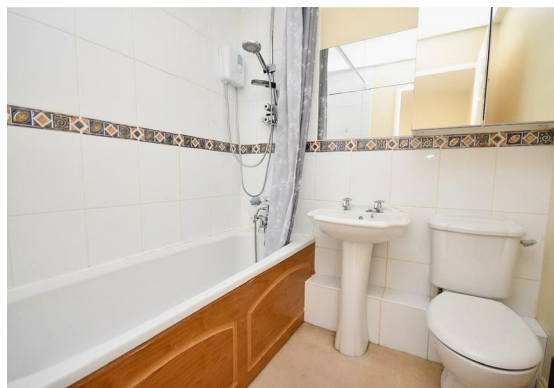


Billington Park is a popular non-through development which was first established approximately 20 years ago and has many desirable features to include children's play parks, a local Co-op as well as the central and scenic Astral Park.

Leighton Buzzard is a charming market town that perfectly balances tradition with modern convenience. It boasts a lively town centre, home to historic buildings, a renowned street market, and a mix of independent shops and cafes. The town's location along the Grand Union Canal adds a picturesque touch, offering scenic walks and boat trips. Outdoor enthusiasts will love the nearby parks and countryside to include Rushmere & Stockgrove country parks.

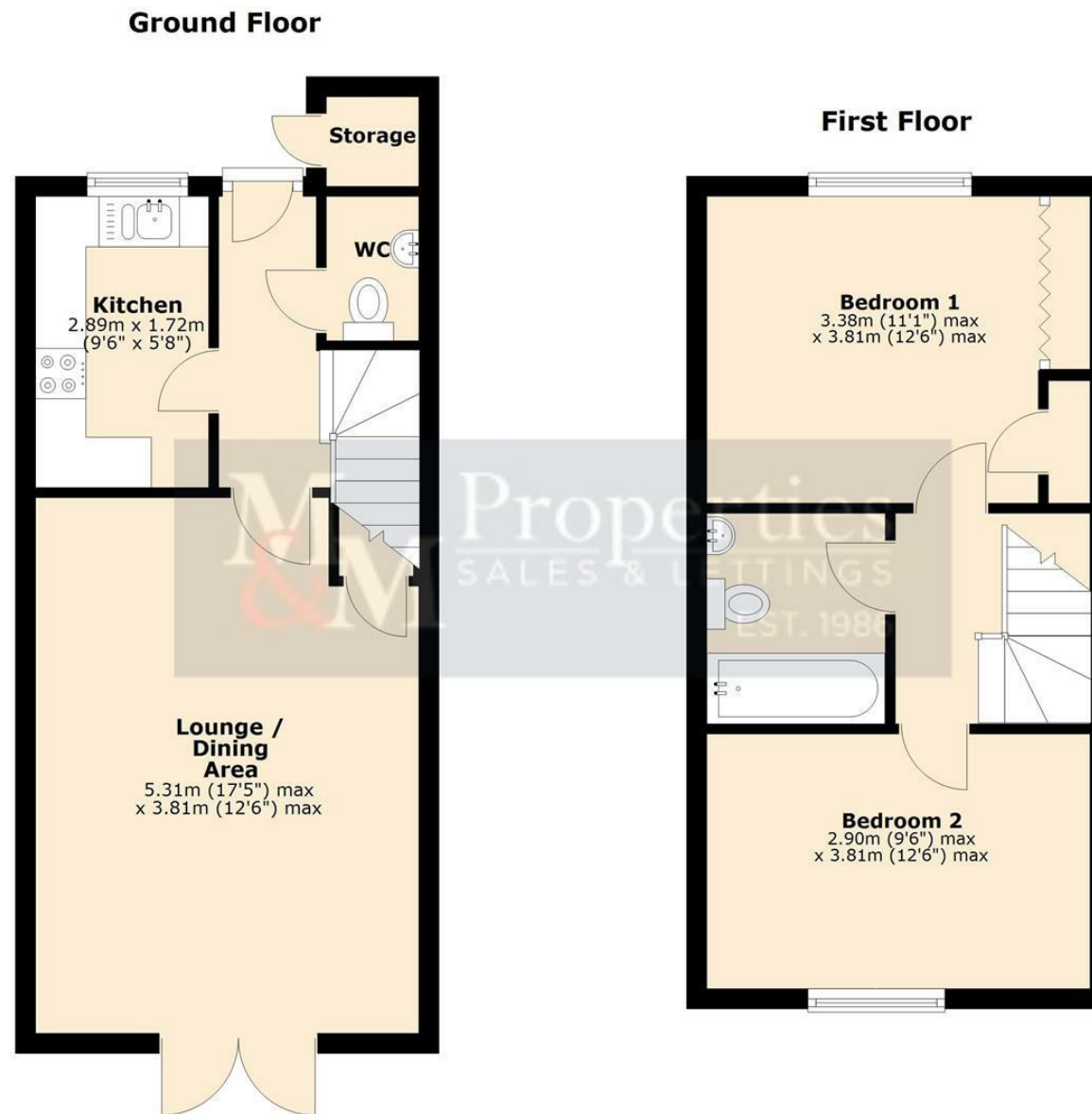


Leighton Buzzard enjoys excellent road connections, making it convenient for commuters and travellers. The town is close to the M1 motorway, which provides easy access to London, Milton Keynes, and major Midlands destinations. The A5 road is also nearby, linking Leighton Buzzard to Dunstable and further south towards Hertfordshire. Additionally, the town benefits from connections to the A4146, providing routes to Aylesbury and surrounding areas.



Additionally Leighton Buzzard offers excellent rail connections to London, primarily through direct services to major stations like London Euston and London King's Cross. There are about four trains per hour with journeys to London typically take around 45 minutes, with the fastest services available that can complete the trip in just 30 minutes.

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.