



Doggett Street

, Leighton Buzzard, LU7 1BW

Price £325,000

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 **QUARTERS**
YOUR NEXT MOVE

Doggett Street

, Leighton Buzzard, LU7 1BW

Quarters are delighted to offer for sale with no upper chain this three bedroom semi-detached home conveniently located within walking distance of the Town Centre and the mainline train station. The property is presented to the market in excellent order with accommodation comprising: Entrance hall, lounge, kitchen/diner, lobby, shower room and three generous bedrooms (master with ensuite WC). Additional benefits include gas heating, good sized landscaped rear garden, driveway parking for 3/4 cars and a garage. Viewing is highly recommended.

Location:

Doggett Street is in the heart of Leighton Buzzard, within walking distance of the historic Market Town Centre. This property is ideally placed for local convenience stores, restaurants and take-aways, and access to a range of scenic walks including Rushmere Park, the Grand Union canal and many others. The vibrant Town Centre provides a host of further amenities in a historic setting. There are a variety of popular schools locally, and so this area is very popular with families of all ages. The property is well situated for access to road transport links, with the nearby by-pass providing easy access to Aylesbury and Milton Keynes, and further afield via the M1 junction 11A. Additionally, the mainline train station provides regular trains to London Euston in as little as 30 minutes.

Ground Floor:

The entrance hall has a door into the lounge as well as stairs leading to the first floor. The bright and spacious lounge is well proportioned, allowing for a variety of living room furniture. The room features a gas fireplace and built in storage under the stairs. A door leads through to the kitchen dining room which is fitted with a range of wall and base level units with a roll edged work surface over. There is an integrated oven and hob with hood over, plus spaces for further appliances. The ceramic kitchen sink is well situated to enjoy pleasant views of the rear garden. There is plenty of space remaining for a family sized dining table and additional furniture, if required. Off the dining area is a lobby, providing access to the garden and shower room, which is fitted with a three piece suite comprising of a low level WC, wash hand basin and shower cubicle.

First Floor:

The first floor landing provides access to the three generous bedrooms. To the front of the property is the largest of the rooms, allowing for a variety of furniture, and the room also benefits from an ensuite WC. At the rear of the property are two further well proportioned bedrooms, making this an ideal home for first time buyers, downsizers and growing families.





Outside:

To the front of the property is a paved driveway providing parking for three/four cars, and there is gated access to the rear garden. The rear garden is larger than usual, and features a paved patio to the rear of the property, with the remainder laid mainly to a well maintained lawn. There are also two timber sheds, and an additional rear section of the garden which is currently being used as a storage area. A gate leads through to the garage block.

Garage:

This property comes with a garage situated in a nearby block.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Total Area: 831 ft²

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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