



Appenine Way
, Leighton Buzzard, LU7 3XZ

Guide Price £400,000



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Quarters are delighted to offer for sale this four bedroom detached family home located in the highly sought after area of The Planets and just a short walk from local shops. The property is presented to the market in excellent order, having been improved by the current owners, with accommodation comprising: Entrance hallway, cloakroom/WC, lounge, dining room, kitchen, four bedrooms and a refitted family bathroom. Additional benefits include double glazing, gas heating (New Boiler 2019), garage, parking and gardens. Viewing is highly recommended.

Location:

This property is situated in a set back position in Appenine Way on the highly sought after Planets development, which remains an exceptionally popular location for families looking for popular schooling, good transport links, local parks and shops, whilst remaining reasonably close to the historic market town centre. The town centre provides a range of shops, restaurants and bars, as well as the regular market. 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:

Enter via a composite front door into the bright and welcoming hallway. There are doors to the lounge, kitchen and cloakroom/WC, plus stairs leading to the first floor with a built in storage cupboard under. The bannisters have been glazed, allowing more light to flow through the hallway. The lounge features a boxed way window to the front aspect, and there is plenty of space for an array of furniture. An opening leads into the dining room, which provides plenty of space for a family dining table. There are double glazed doors opening to the garden, and these provide pleasant views as well as plenty of natural light. The kitchen is fitted with a range of wall and base level units with plenty work surface and spaces for appliances. A courtesy door leads to the side.





First Floor:

The first floor landing enjoys plenty of light through a side aspect window, and there is an airing cupboard housing the central heating boiler. Doors lead to the four bedrooms, plus there is access to the loft space. There are three generous double bedrooms, each with ample space for a variety of furniture, plus a fourth single bedroom which features a storage space above the stairwell bulk head. The family bathroom has been refitted to a high standard with a modern and fashionable three piece suite comprising of a low level WC, vanity wash hand basin and panel bath with shower over.

Outside:

To the front is a mature front garden with path leading to the front door, and there is gated access to the rear garden. The generous rear garden enjoys a westerly aspect, ensuring that sunlight can be found throughout much of the day. The garden features a generous paved patio area and neat lawn, with plenty of space to enjoy at all times of the year. A gate at the rear gives access to the parking area and garage.

Garage:

The garage is accessed via an up and over garage door, and there is power and lighting.



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: 994 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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