



Steppingstone Place
, Leighton Buzzard, LU7 3PS

Offers In Excess Of £260,000



QUARTERS
YOUR NEXT MOVE

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Quarters are delighted to offer for sale with no upper chain this two bedroom home located on this mature residential road which is in walking distance of the town centre. The property is presented to the market in good order with accommodation comprising; Entrance hallway, open plan lounge/dining room, kitchen, two bedrooms and a family bathroom. Additional benefits including double glazing, gas heating, front and rear gardens and parking. Viewing is highly recommended.

Location:

Steppingstone Place is a popular, mature residential setting within easy walking distance of the Town Centre, which 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. The town also enjoys a close proximity to a number of outstanding country parks and walks, including Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

Ground Floor:

A UPVC front door leads into the entrance hall, which has stairs leading to the first floor and a door into the lounge/dining room. The open plan lounge dining room is neutrally decorated giving a bright and airy feel. The lounge area sits to the front of the property, and includes a built in storage cupboard under the stairs, with the dining area sitting to the rear. The room receives plenty of light via dual aspect windows. A door leads to the kitchen, which is fitted with a range of wall and base level units. There is an integrated oven and hob, plus spaces for further appliances.





First Floor:

The first floor landing provides access to the loft, two bedrooms and bathroom, plus there is a good sized built in storage cupboard. The master bedroom faces the front aspect and allows for a range of bedroom furniture. There is also a built in wardrobe. Bedroom two faces the rear aspect and also includes a built in wardrobe. The bathroom is fitted with a white three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath.



Outside:

To the front is a garden featuring a path to the front door with neat lawn either side. The rear garden features gravelled and paved patio areas plus a timber shed. There is an array of mature shrubbery to the borders, and the garden is open at the rear to provide off street parking.



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fits 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: 654 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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