



Bassett Court  
Leighton Buzzard, LU7  
Price £250,000



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# Bassett Court, Leighton Buzzard, LU7 1BB

Quarters are delighted to offer for sale this two bedroom end of terrace home conveniently located within walking distance of the Town Centre and the mainline train station. The property provides generous accommodation over three floors, comprising: Entrance hall, kitchen/breakfast room, lounge, two double bedrooms and a family bathroom. Additional benefits include gas heating, double glazing and carport parking for 2 cars. Viewing is highly recommended.

## **Location:**

Bassett Court 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.

## **Layout:**

Enter via a double glazed UPVC front door into the entrance hall. There are stairs leading to the first floor with storage space under. On the left is a door to the kitchen/breakfast room, and ahead is a courtesy door to the car port. The kitchen/breakfast is a good size, fitted with a range of wall and base level units with ample work surface. There is an integrated oven and four ring gas hob with hood over, plus integrated dishwasher with spaces for a washing machine and fridge freezer. Ample room remains to site a breakfast table. The first floor landing gives access to the lounge and first floor bedroom, plus there are stairs leading to the second floor with a built-in airing cupboard midway up. The lounge allows plenty of space to accommodate a range of living room

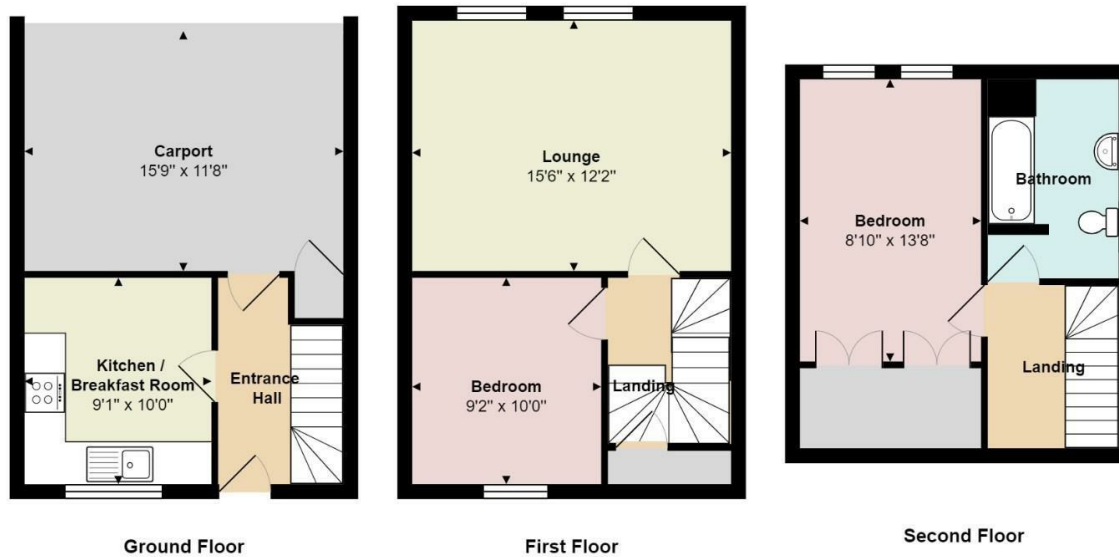
furniture, and could be used as a lounge/dining room, if preferred. The first floor bedroom is a double room which faces the front aspect. On the second floor is a the master bedroom, with two windows introducing plenty of light from the rear. There is ample space for a variety of furniture, and the added bonus of built in wardrobes and storage to one wall. The family bathroom is fitted with a three piece suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over, and the room is finished with complimentary tiling to water sensitive areas.

## **Parking:**

This property benefits from covered carport parking for two cars. There is also a courtesy door from the carport into the entrance hallway, and a built in storage cupboard.



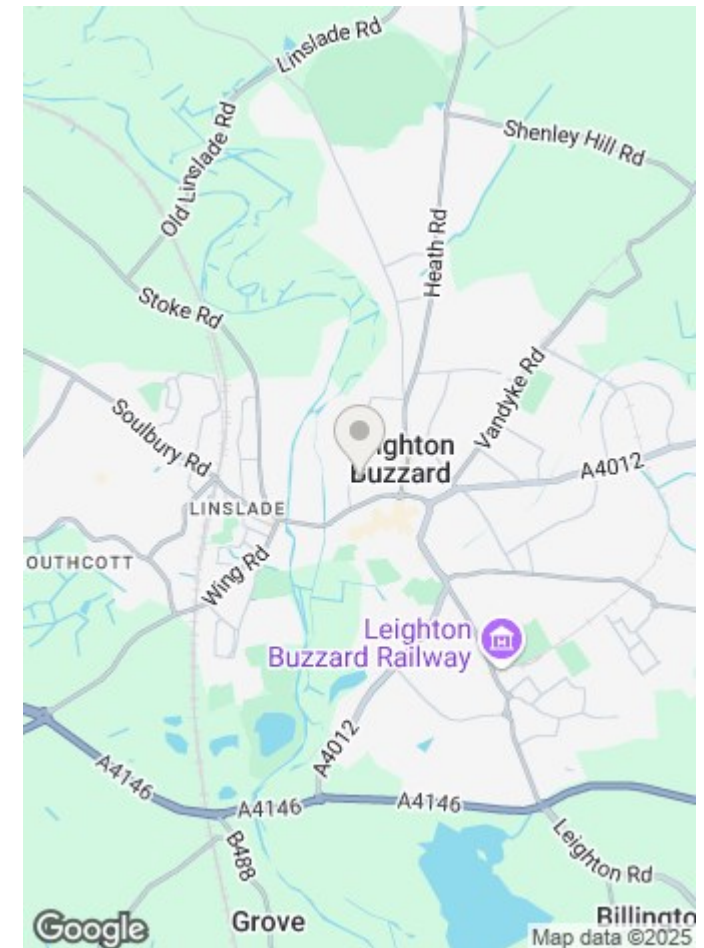
## Floor Plan



Total Area: 965 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## Map



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