



Insall Close

, Leighton Buzzard, LU7 4HS

Offers In Excess Of £290,000

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QUARTERS
YOUR NEXT MOVE

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, Leighton Buzzard, LU7 4HS

Quarters are delighted to offer for sale this two double bedroom home located in the much sought after area of Billington Park and just a short walk from the picturesque Astral Park. The property provides accommodation comprising; Entrance hallway, cloakroom/WC, lounge/dining room, kitchen, two double bedrooms and a family bathroom. Additional benefits include double glazing, gas heating, rear garden and allocated parking for one car. Viewing is highly recommended.

Location:

Insall Close is situated in the heart of the ever popular Billington Park development which remains a sought after location for first time buyers and families looking for good schooling, transport links, local parks and shops, whilst remaining close to the historic market town centre. This property benefits from its close proximity to a local play area and walking distance to nearby Astral Park and Astral Lake. It 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:

Enter via the front door into a welcoming hallway which has doors to the cloakroom/WC, kitchen, lounge/diner and the first floor via the stairs. The cloakroom/WC is on the right and comprises of a low level WC and vanity hand wash unit. The kitchen is to the front, there is a range of base and wall line units with space for various white goods to suit all needs. The lounge/diner provides access to the rear via the UPVC patio doors. The doors allow for an ambiance of light to flow through and furniture can be neatly arranged. A cupboard under the stairs is accessible via the room and is perfect for coats and shoes.

First Floor:

The landing provides access to both bedrooms and family bathroom. The master bedroom is to the front and has the benefit of a built in cupboard. A further bedroom which the current owner is using as a study would make an excellent double bedroom with views of the garden to be enjoyed. The family bathroom completes the upstairs and comprises of a low level WC, vanity hand wash basin and panel bath with shower over.

Outside:

A paved path leads to the front door with stone borders and mature shrubbery. There is an outside storage cupboard by the front door and a parking space for one car to the right. The rear garden is mostly laid to lawn with raised borders and a paved patio area which is a good size for entertaining



Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fittings 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: 677 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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