



Seddon Gardens

Leighton Buzzard, LU7 3RF

Price £540,000



QUARTERS
YOUR NEXT MOVE

Seddon Gardens

Leighton Buzzrad, LU7 3RF

Quarters are delighted to offer for sale with no upper chain, this four bedroom executive detached family home located on the highly sought after Leestone Park, which boasts a variety of green spaces and local amenities nearby. The property is presented to the market in excellent order, providing bright and airy accommodation comprising: Entrance hallway, cloakroom/WC, impressive 27ft kitchen/dining/family room, 20ft lounge, utility room, four generous bedrooms (master with ensuite) and a family bathroom. Additional benefits include double glazing, gas heating, landscaped rear garden, garage & driveway parking. Viewing is highly recommended to appreciate this lovely family home.

Location:

The highly desirable modern development of Leestone Park is situated just off of the prestigious Heath Road, and within walking distance of the historic Market Town Centre. The development has been laid out with a number of executive homes, each with ample driveway parking with further guest parking on road. Additionally the development benefits from a local convenience store and takeaway food shops, planned green spaces and nearby access to a range of scenic walks including Rushmere Park, the Grand Union canal and many others. The town features a Mainline Train Station, with trains to London Euston in as little as 30 minutes. The town also boasts excellent transport links by road, with the nearby A5 providing access to the nearby towns of Milton Keynes and Aylesbury, and Junction 11A of the M1 providing a route to London and beyond. The town also enjoys a close proximity to a number of outstanding country parks and walks, including the Grand Union Canal, Linslade Wood, Tiddenfoot Waterside Park and the picturesque 400 acre Rushmere Country Park.

Ground Floor:

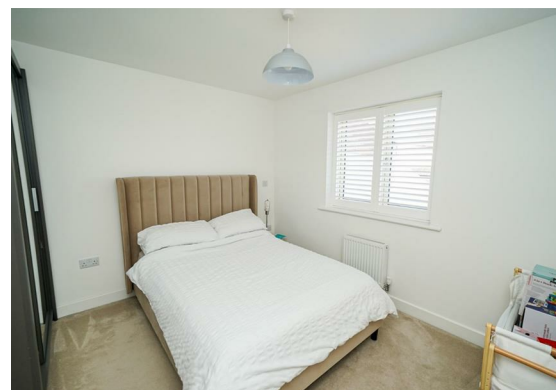
Enter via a composite front door into the hallway, which sits centrally on the ground floor and provides a warm welcome. There are stairs leading to the first floor with a built in storage cupboard under, and doors to the lounge, kitchen/dining/family room and cloakroom/WC. To the left of the hallway, the 20ft dual aspect lounge provides plenty of space for a range of living room furniture, and there are doors leading to the rear garden. The impressive 27ft kitchen/dining room is fitted with a stylish and modern kitchen, which provides plenty of storage and work surface, plus there are a range of integrated appliances. Plenty of space remains for a family sized dining table plus an area for a sofa to be positioned enjoying views of the rear garden. A door leads to the utility room which provides space for appliances, and a courtesy door leads to the garden.





First Floor:

The bright and airy landing is central to the first floor, and provides access to the four bedrooms, family bathroom and loft. The good sizes of the four bedrooms would perfectly suit a growing family. The master bedroom benefits from an ensuite shower room, fitted with a modern suite, and overlooking the rear garden. There is a further double room to the rear, and one of the two front facing bedrooms includes a built-in wardrobe. There is ample space in each for a variety of bedroom furniture. The family bathroom is fitted with a three piece white suite comprising of a low level WC, pedestal wash hand basin and panel bath with shower over.



Outside:

To the front of the property is a path extending to the front door with neat shrubbery to the borders. A driveway extends to the side of the property, leading to the garage and gated rear access. The rear garden features a paved patio area, providing an excellent spot for entertaining, and the remainder is laid mainly to lawn and enclosed by panel fencing.

Garage:

The garage is accessed via an up and over garage door, and has been supplied with power and lighting. The central heating boiler is situated to one corner.



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: 1528 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.

17-21 Ropa Court, Leighton Buzzard, Bedfordshire, LU7 1DU
Tel: 01525 853733 Email: info@quarterslb.co.uk www.quarterslb.co.uk