



## Centauri Close

Leighton Buzzard, LU7 3XF

Offers In Excess Of £325,000



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## Centauri Close

Leighton Buzzard, LU7 3XF

Quarters are delighted to offer for sale this extended three bedroom family home located in a set back position on this popular road, which is just a short walk from local shops and sought after schooling. The property is in need of some modernisation, with accommodation comprising: Entrance hallway, lounge, kitchen/dining room, family room, three bedrooms and a family bathroom. Additional benefits include double glazing, front and rear gardens and a garage.

### Location:

Centauri Close is a highly sought after road on the Planets development, and 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 UPVC front door into the porch which opens to the hallway. Ahead are stairs leading to the first floor, and a door to the left opens into the bright and spacious lounge. There is plenty of light introduced by a double glazed window to the front aspect, a fireplace provides a focal point, and there is room for a range of living room furniture. An extension to the rear of the property has created a large kitchen/dining room which enjoys views of the rear garden, plus a family room sits to once corner. The kitchen is fitted with a range of wall and base level units with work surface over, and there are spaces for appliances. The dining area provides plenty of space for a family sized dining table and there is also a built-in under stairs storage cupboard. There are double glazed doors leading to the rear garden from the family room,, and a further door to the front providing access.







### First Floor:

The landing provides access to the bedrooms and family bathroom, plus there is an airing cupboard, loft access. There are two generous double bedrooms, one to the front and the other facing the rear aspect. Each has room for a range of bedroom furniture and each including built-in wardrobes. The third bedroom sits to the front of the property, and is a good sized single bedroom, also suitable for use as a home office space, if required. 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.

### Outside:

Too the front is a garden laid mainly to lawn with a path leading to the front door. A passage to the side leads through to the rear garden which features a paved patio area across the rear of the property, with a generous lawn surrounded by a variety of trees and shrubs. A timber storage shed sits to one corner.

### Garage & Parking

This property comes with a garage situated in a nearby block, with access via up and over garage door. There is also parking for one car.



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



## 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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