



Newton Way
Leighton Buzzard, LU7 4SU

Price £289,995



 **QUARTERS**
YOUR NEXT MOVE

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We are delighted to offer for sale with no upper chain this two bedroom home located in the much sought after area of Billington Park and just a short walk from Astral Park. The property provides generous accommodation comprising; Entrance hallway, lounge, kitchen/dining room, two bedrooms, and a family bathroom. Additional benefits include double glazing, gas heating, landscaped rear garden and driveway parking for one car. Viewing is highly recommended.

Location:

Newton Way 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 good position in the road and close proximity 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:

The home opens into a welcoming hallway giving access to a convenient guest WC. At the front of the property is the kitchen which is fitted with a range of units and work surfaces, providing a well-organised and functional cooking space. To the rear is the spacious lounge/diner, enjoying views over the garden and offering an inviting area for both everyday living and entertaining, with generous room for seating and dining furniture.

First Floor:

The landing provides access to two well-proportioned bedrooms, each benefitting from good natural light and offering versatile space for furnishings. The bedroom to the front has double fitted wardrobes which is perfect for storage with the rear bedroom having a generous size cupboard. The accommodation is served by a family bathroom fitted with a three-piece suite.

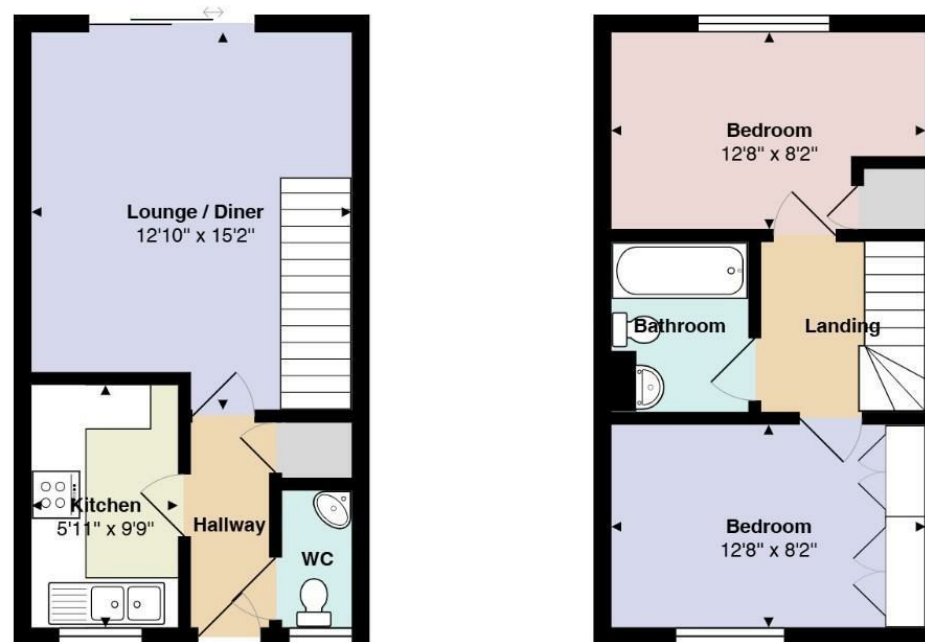
Outside:

The rear garden offers a private and enclosed outdoor space, ideal for relaxing, socialising, or adding personal landscaping touches. To the front of the property there is a driveway providing parking for one car, enhancing convenience and ease of access.



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: 611 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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