



**Pegasus Road, Leighton Buzzard, LU7 3NJ**

**welcome to**

## **Pegasus Road, Leighton Buzzard**

AMAZING FAMILY HOME! Situated on the popular PLANETS development with easy access to local schools and amenities is this stunning home ready to move straight in. With garage, off-road parking and open green spaces this property has a wonderful outlook too.

### **Entrance Hall**

Double-glazed door to the front and stairs to the first floor. Storage cupboard and doors to the lounge/diner and kitchen.

### **Lounge/Diner**

Double-glazed window to the front, 2 radiators, space for a dining table and chairs, and double-glazed French doors leading out to the garden.

### **Kitchen**

Fitted with a mix of wall and base units with work surface over, sink with mixer tap and drainer, extractor fan over a space for a cooker. Space for a dishwasher, washing machine and fridge/freezer. Double-glazed window to the rear and double-glazed door leading out to the garden.

### **First Floor Landing**

Stairs from the ground floor, airing cupboard and loft access. Doors to all bedrooms and the family bathroom.

### **Bedroom One**

Built-in wardrobes with hanging space and storage, air-conditioning unit, radiator and double-glazed window to the front.

### **Bedroom Two**

Radiator and double-glazed window to the front.

### **Bedroom Three**

Built-in wardrobe over the bulkhead with hanging space and storage, radiator and double-glazed window to the rear.

### **Bathroom**

Fully tiled with a pedestal wash hand basin, low-level WC and a bath with a shower over. Heated towel rail and double-glazed obscured window to the rear.

### **Outside Rear Garden**

Enclosed by fencing with gated side and rear access, the garden is split level with a mix of artificial lawn and lawn in the upper area and a patio to the lower area.

### **Garage & Parking**

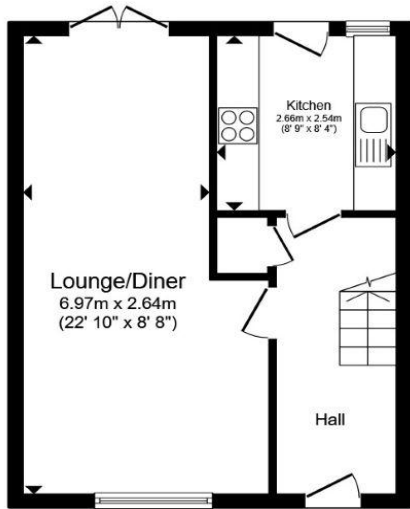
Garage with power and light to the rear of the property.

### **Parking**

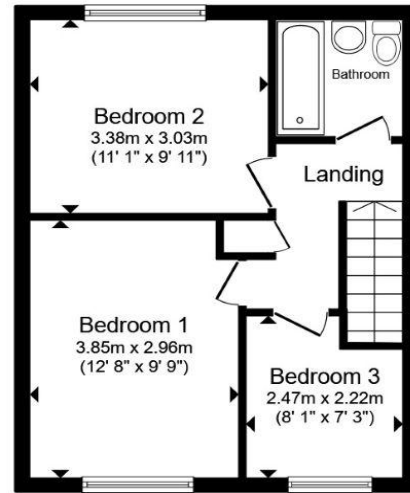
Off-road parking for 1 car to the rear of the property.

### **Front Garden**

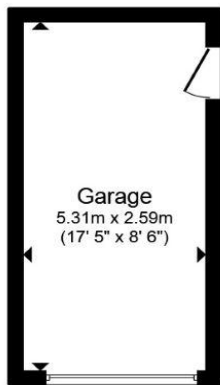
Mainly laid to lawn with a path leading to the front door.



**Ground Floor**



**First Floor**



**Garage**

Total floor area 87.4 m<sup>2</sup> (940 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



**welcome to**  
**Pegasus Road,**  
**Leighton Buzzard**

- GREAT FAMILY LOCATION
- LOCAL SCHOOLS
- GARAGE AND OFF-ROAD PARKING
- NEW BOILER WITH A 5 YEAR GUARANTEE
- VERY WELL PRESENTED THROUGHOUT

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£325,000**



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Property Ref:  
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