



**Connells**

Spinney Bank  
Wing Leighton Buzzard



## Property Description

boxes.

This beautifully presented modern home, built less than ten years ago, offers contemporary living in a highly sought-after cul-de-sac location. Designed with comfort and convenience in mind, the property features a spacious driveway and garage, providing ample off-street parking.

Inside, the heart of the home is its fully integrated kitchen, complete with sleek cabinetry and modern appliances—perfect for everyday living and entertaining. The layout is smart, stylish, and ready to move straight into. Families will appreciate the easy walking distance to schools for all ages, as well as the home's position within the catchment area for Aylesbury Grammar School, making this an ideal choice for those seeking excellent educational options.

With the vendor suited, the move could be smooth and straightforward for the right buyer.

Modern, well-located, and ready for its next chapter—this is a home that truly ticks all the

## Entrance Hall

Storage.

## Cloakroom

WC. Wash hand basin. Radiator. Tiled flooring.

## Lounge

Double glazed window. Patio doors to garden. Radiator. Built in storage. Laminate flooring.

## Kitchen/ Diner

Dual aspect double glazed windows. 1.5 bowl stainless steel sink and drainer. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Radiator. Integrated gas hob. Integrated oven. Space for dining table. Tiled flooring.

## Landing

Loft access. Carpeted flooring.

## Bedroom One

Dual aspect double glazed window. Radiator. Laminate flooring.

## En-Suite To Bedroom One

Shower cubicle. WC. Wash hand basin. Radiator. Tiled flooring.

## Bedroom Two

Dual aspect double glazed windows. Radiator. Laminate flooring.

## Bedroom Three

Double glazed window. Built in wardrobe. Radiator. Laminate flooring.

## Bathroom

Double glazed window. Wash hand basin. Bath with shower over. Tiled flooring.

## Outside

### Front Garden

Pathway to front door. Laid to lawn. hedges to borders.

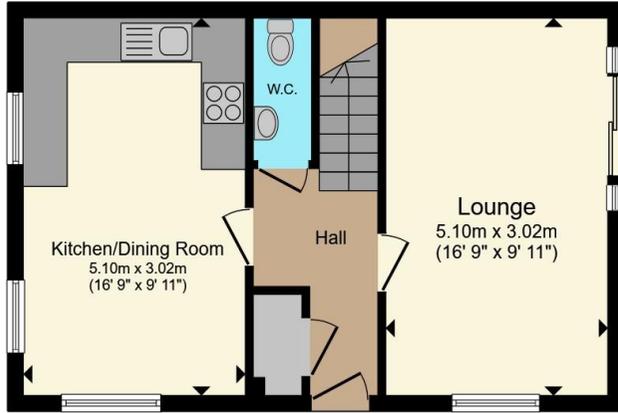
### Rear Garden

Mainly laid to lawn. Decking to rear. Paved patio. Mature shrubs and bushes. Brick wall and wooden fencing to borders.

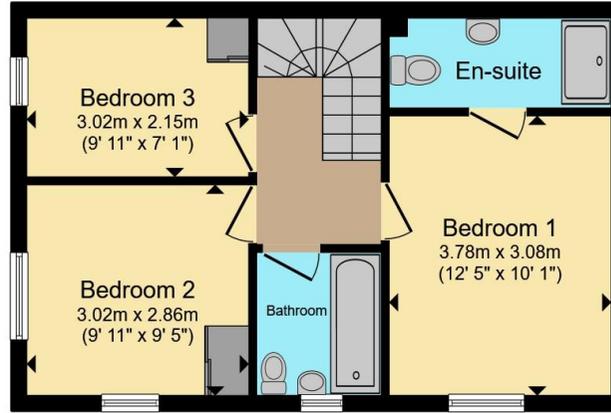
### Garage

Up & over door.





**Ground Floor**



**First Floor**



Total floor area 81.0 m<sup>2</sup> (872 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)



To view this property please contact Connells on

**T 01525 372 588**  
**E [leightonbuzzard@connells.co.uk](mailto:leightonbuzzard@connells.co.uk)**

4 Market Square  
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: B Council Tax  
 Band: D

**view this property online [connells.co.uk/Property/LBC311519](http://connells.co.uk/Property/LBC311519)**

Tenure: Freehold



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