



**Connells**

Market Mews Market Square  
Leighton Buzzard



### Property Description

Set within a secure mews just off Leighton Buzzard's Market Square, this well-presented two-bedroom semi-detached home offers modern living in a highly convenient central location. The property features a spacious lounge/dining room, a refitted kitchen, and a ground-floor cloakroom. Upstairs, there are two generous bedrooms and a contemporary shower room.

Outside, the private courtyard garden provides a low-maintenance space for relaxing or entertaining. Additional benefits include new windows and doors installed in 2022, ensuring improved comfort and security. With shops, cafés and transport links on the doorstep, this home is ideal for first-time buyers, downsizers or investors. Early viewing is highly recommended.

### Cloakroom

Window. WC. Wash hand basin. Partly tiled walls. Tiled flooring.

### Lounge

13' x 11' 4" ( 3.96m x 3.45m )  
Dual aspect windows. Radiator. Built in storage. Laminate flooring.

### Kitchen

9' 11" with recess x 8' 1" max ( 3.02m with recess x 2.46m max )  
Window. Fitted kitchen with wall and base units. One bowl sink and drainer. Filtered water system. Integrated dishwasher. Integrated oven and hob. Storage. Plumbing for washing machine. Space for tumble dryer.

### Landing

Window. Laminate flooring.

### Bedroom One

13' 2" x 11' 1" ( 4.01m x 3.38m )  
Window. Radiator. Laminate flooring.

### Bedroom Two

13' 2" x 7' 8" ( 4.01m x 2.34m )  
Window. Loft access. Radiator. Laminate flooring.

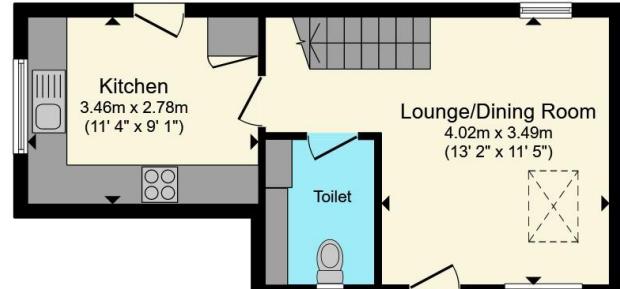
## Bathroom

Shower cubicle. Wash hand basin. WC. Partly tiled walls. Tiled flooring.

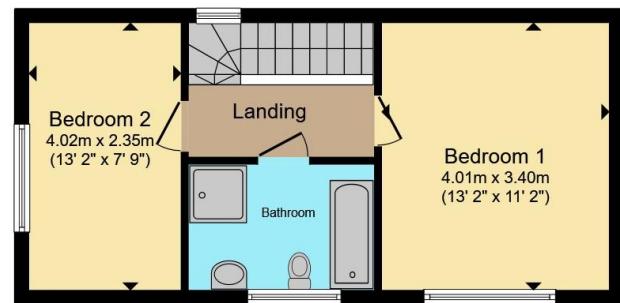
## Courtyard

Block paved. Wooden fencing and brick wall to borders. Gated. Plumbing for outside tap.





**Ground Floor**



**First Floor**

Total floor area 68.8 m<sup>2</sup> (740 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)

**Connells**



To view this property please contact Connells on

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4 Market Square  
 LEIGHTON BUZZARD LU7 1HA

EPC Rating: C    Council Tax  
 Band: B

view this property online [connells.co.uk/Property/LBC311451](http://connells.co.uk/Property/LBC311451)

Tenure: Freehold



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