





Property Description

This exceptional detached residence is presented in remarkable condition throughout, offering spacious and versatile accommodation ideal for modern family living.

The ground floor flows beautifully, featuring an inviting lounge that seamlessly wraps around into a dedicated dining area—perfect for both everyday living and entertaining. This space leads effortlessly into a wonderful contemporary kitchen, thoughtfully designed with a large central island, creating a true focal point for the home and an ideal setting for social gatherings.

Also on the ground floor is a highly practical and flexible bedroom suite, complete with its own private shower room and WC. This versatile space is perfect for an elderly relative, guest accommodation, or even a home office.

Upstairs, the property continues to impress with well-proportioned bedrooms, all offering excellent space and natural light. The principal bedroom benefits from a stylish en suite shower room and enjoys lovely views overlooking the rear garden, providing a peaceful retreat.

Externally, the property boasts a substantial south-facing garden extending to approximately two hundred feet. Not overlooked and offering a high degree of privacy, it provides the perfect outdoor space for children to play, entertaining, or simply enjoying the sunshine.

To the front, there is convenient off-road parking for several vehicles.

Ideally situated, the property is just a short walk from Leighton Buzzard town centre.

Entrance Hall

Radiator. Carpeted flooring.

Lounge

Double glazed window. Radiator. Carpeted flooring. Bi-fold doors to kitchen/diner.

Kitchen/ Diner

Double glazed window. Bi-fold doors to garden. Fitted kitchen with wall and base units. 1 bowl sink and drainer. Large island with induction hob and cookerhood over. Integrated double oven. Integrated fridge freezer. Integrated dishwasher. Laminate flooring,

Utility Room

Butler sink. Wall and base units. Space for fridge freezer. Space for tumble dryer. Plumbing for washing machine. Laminate flooring. Door to cloakroom. Pantry cupboard.

Cloakroom

Double glazed window. Radiator. Laminate flooring.

Bedroom Two

Patio doors to garden. Radiator. Carpeted flooring.

Shower Room

Walk in double shower. Heated towel rail radiator. Wash hand basin in vanity unit. WC. Laminate flooring.

Landing

Carpeted flooring. Loft access.

Bedroom One

Double glazed window. Built in wardrobe. Radiator. Walk in wardrobe. Carpeted flooring.

En-Suite To Bedroom One

Double glazed window. Walk in double shower. Wash hand basin. WC. Heated towel rail Radiator. Tiled flooring.

Bedroom Three

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

Bedroom Four

L shape room. Double glazed window. Radiator. Carpeted flooring. Leading to dressing area.

Bedroom Five

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

Bathroom

Double glazed window. Bath with shower over. Wash hand basin. Tiling to water sensitive areas. Heated towel rail radiator.

Laminate flooring.

Separate Toilet

Double glazed window. WC. Laminate flooring.

Outside

Front Garden

Block paved driveway. Access to garage. Wooden panelled and brick wall to borders. Access to rear garden.

Rear Garden

Beautifully presented rear garden. Mainly laid to lawn. Patio area with gazebo. Matures trees and shrubs. Wooden panelled fencing and mature hedges to borders. Shed.

Garage

Electric rollerdoor.

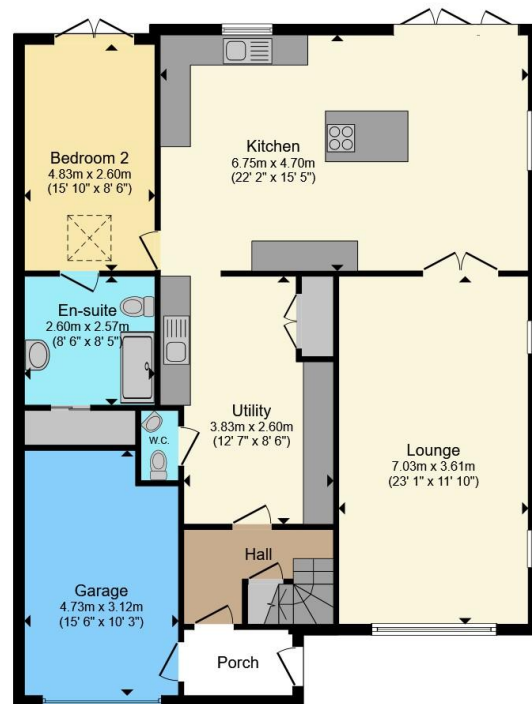
Agents Note

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."









Ground Floor



First Floor

Total floor area 207.1 m² (2,229 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

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To view this property please contact Connells on

T 01525 372 588
E leightonbuzzard@connells.co.uk

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 LEIGHTON BUZZARD LU7 1HA

EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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