



**Connells**

Nelson Road  
Leighton Buzzard



## Property Description

Connells are pleased to offer this extended four bedroom semi-detached home which sits on a great plot with ample parking available to front, space to side and good sized rear garden. With a modern designed kitchen and Utility area a family bathroom and a walking shower room; a generous private garden and well-presented throughout, this home has so much to offer.

The property consists of an entrance hall, lounge diner, kitchen, utility room, downstairs shower room. Stairs to first floor, four bedrooms and a bathroom.

Nelson Road lies to the north of Leighton Buzzard served by a three tier school system all within walking distance. There is a parade of shops close by with a Post office and Coop. The local pub is a short walk to the Claypipe off Meadway.

## Entrance Hall

Under stairs storage. Radiator. Carpeted flooring.

## Shower Room

Window. Double shower cubicle. Heated towel rail radiator. WC. Wash hand basin.

## Lounge

Window. 2 radiators. French doors. Carpeted flooring.

## Kitchen/Breakfast Room

Double glazed window to rear aspect. Howdens fitted kitchen with wall and base units. 1.5 bowl stainless steel sink and drainer. Double electric oven. Gas hob. Integrated dishwasher. Column radiator. Laminated flooring.

## Utility Room

Double glazed window to rear. . Plumbing for washing machine.

## Landing

Loft access. Carpeted flooring.

## Bedroom One

Double glazed window to front. Radiator. Carpeted flooring.

## Bedroom Two

Double glazed window to rear. Radiator. Carpeted flooring.

## Bedroom Three

Double glazed window to front aspect. Built in storage. Radiator. Carpeted flooring.

## Bedroom Four

Double glazed window to rear aspect. Radiator. Carpeted flooring.

## Family Bathroom

P shape shaped bath with shower over. Wash hand basin in vanity unit. WC. Tiled walls.

## Outside

### Front Garden

Shingle driveway for up to 6 cars.

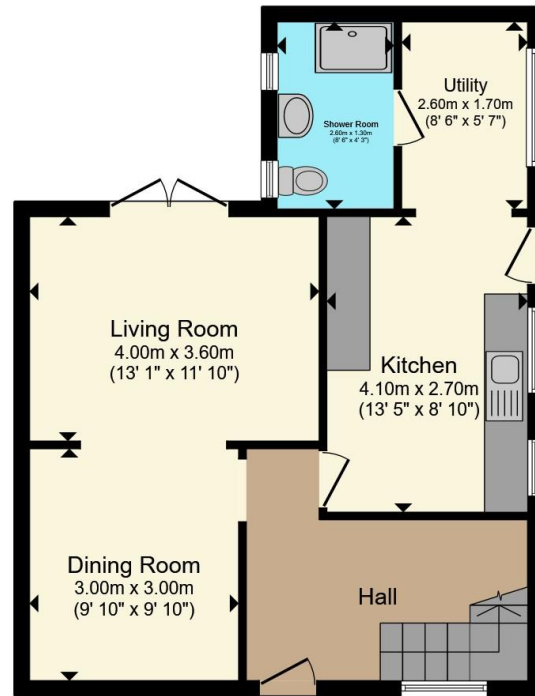
### Rear Garden

Mainly laid to lawn, decked from the house to the lawn, shingle beds, shed with electric.

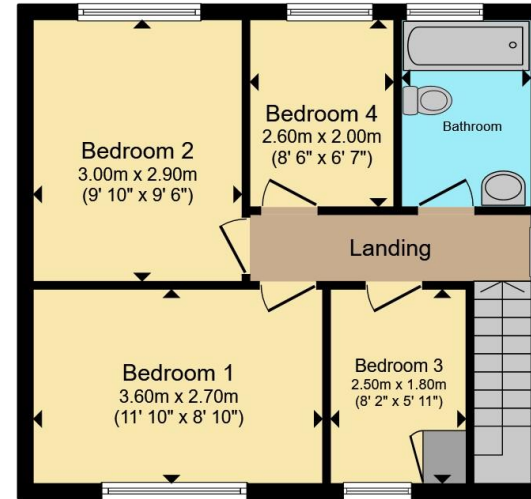








**Ground Floor**



**First Floor**

Total floor area 98.2 m<sup>2</sup> (1,057 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

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EPC Rating: C Council Tax Band: C

Tenure: Freehold

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