



**Connells**

Lovent Drive  
Leighton Buzzard



## Property Description

Tucked away at the end of a peaceful cul-de-sac on the ever-popular Lovent Drive, this detached four double bedroom home occupies a generous corner plot and offers spacious, versatile accommodation ideal for modern family life.

A welcoming entrance hall provides access to a ground-floor WC and leads to a bright living room featuring a cosy fireplace and large front-facing window. The well-appointed kitchen offers ample storage and worktop space and flows into a sun-filled conservatory overlooking the private garden. A separate dining room with French doors is ideal for entertaining, while a dedicated study/home office, large utility room and internal garage access complete the ground floor.

Upstairs are four generous double bedrooms, including a principal bedroom with en-suite shower room, alongside a modern family bathroom.

Outside, the wraparound garden enjoys a high degree of privacy with mature planting, a lawned area and patio seating ideal for summer gatherings. The property further benefits from driveway parking for two vehicles and a garage.

Well positioned for highly regarded schools, local shops and green spaces, the home is also within easy reach of Leighton Buzzard

train station, offering fast services to London Euston in approximately 30 minutes.

Early viewing is highly recommended.

## Cloakroom

Double glazed window. WC. Radiator. Wash hand basin. Wooden flooring.

## Study

Double glazed window. Radiator. Wooden flooring.

## Lounge

Dual aspect double glazed windows. Radiator. Wooden flooring.

## Dining Room

Patio doors to garden. Radiator. Wooden flooring.

## Kitchen

Double glazed window. Fitted kitchen with wall and base units. Integrated double oven. 1 1/2 bowl stainless steel sink and drainer. Integrated dishwasher. Electric hob with cookerhood over. Integrated fridge freezer. Tiled flooring.

## Conservatory

Brick built base. Double glazed windows. Tiled flooring.

## Landing

Carpeted flooring.

## Bedroom One

Double glazed window. Radiator. Carpeted flooring.

## En-Suite To Bedroom One

Double glazed window. Shower cubicle. WC. Heated towel rail radiator. Wash hand basin. Fully tiled walls.

## Bedroom Two

Double glazed window. Storage. Radiator. Carpeted flooring.

## Bedroom Three

Double glazed window. Storage. Radiator. Carpeted flooring.

## Bedroom Four

Double glazed window. Radiator. Carpeted flooring.

## Bathroom

Double glazed window. Jacuzzi bath with shower over. Hand wash basin. WC. Radiator. Fully tiled walls.

## Outside

### Front Garden

Blocked driveway with access to garage, Bushes and shrubs. Shingle area.

### Rear Garden

Patio. Laid to lawn. Bushes and shrubs. Wooden panelled fencing to borders.

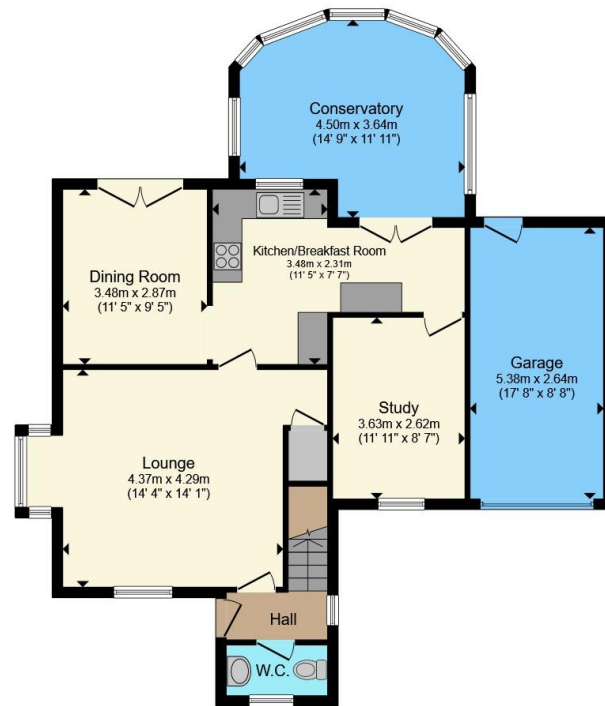
## Garage

Converted to a utility and storage room.

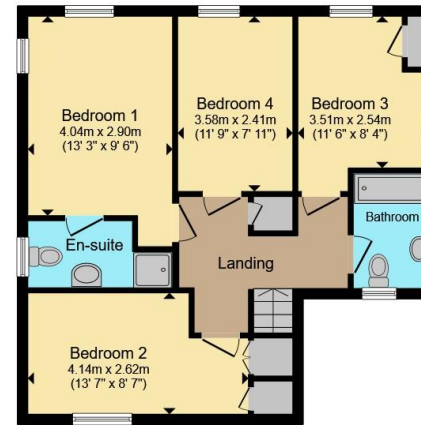








**Ground Floor**



**First Floor**

Total floor area 155.5 m<sup>2</sup> (1,674 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: D Council Tax  
 Band: E

Tenure: Freehold

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