

Mendel Row

Leighton Buzzard, LU7 3RX

Price £615,000

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QUARTERS

YOUR NEXT MOVE

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We are delighted to offer for sale this impressive five bedroom detached Lamberton design family home, built by Barratt Homes and representing the final remaining Barratt Homes plot at the popular Clipstone Park development in Leighton Buzzard. Designed with modern family living in mind, the property offers generous and thoughtfully arranged accommodation, including a substantial open-plan kitchen, dining and family room, separate lounge, versatile study/formal dining room and utility room. Upstairs, five bedrooms include four doubles, with an en-suite to the master bedroom and a separate family bathroom. Further highlights include a private rear garden, garage, driveway parking and an attractive position overlooking public open space. This final opportunity is offered with a valuable deposit contribution incentive, making it an appealing choice for purchasers seeking a spacious, energy-efficient new home within this established development. Viewing is highly recommended.

Location:
Clipstone Park is a popular modern development situated on the eastern side of Leighton Buzzard, offering an excellent balance of contemporary family living, attractive green surroundings and convenient access to local amenities. The development has been thoughtfully planned around extensive areas of public open space, landscaped parkland, walking routes and children's play areas, creating an appealing environment for families and those who enjoy spending time outdoors. Local schooling includes nearby Vandyke Upper School, while the development benefits from a growing range of community and leisure facilities. Leighton Buzzard town centre is within easy reach, offering a varied selection of independent shops, cafés, restaurants, supermarkets and leisure facilities, together with its popular traditional market. For commuters, Leighton Buzzard mainline railway station provides regular direct services into London Euston, with bus connections serving the development. Convenient access to the A5 and surrounding road network also provides connections towards Milton Keynes, Aylesbury and the M1.

Ground Floor:
The accommodation begins with a welcoming entrance hall, providing access to the principal ground floor rooms and stairs rising to the first floor. The lounge is a generous and comfortable reception room, positioned towards the front of the property and enjoying plenty of natural light. Its well-proportioned layout provides ample space for substantial seating and additional furniture, creating an inviting setting for family relaxation. The heart of the home is undoubtedly the impressive open-plan kitchen, dining and family room, extending to approximately 27 feet in length. Designed to bring everyday family activities together, this spacious arrangement offers distinct areas for cooking, dining and relaxing, while retaining an excellent sense of openness. The kitchen provides an extensive range of contemporary fitted units and preparation space, with the adjoining dining area comfortably accommodating a substantial family table. Beyond this, the family area offers further space for comfortable seating, with French doors opening directly onto the rear garden. This wonderful connection to the outdoors makes the room particularly appealing for entertaining, allowing family gatherings and summer dining to extend naturally outside. A separate study/formal dining room offers valuable flexibility, equally suitable for those working from home, a dedicated dining room or an additional reception space. Completing the ground floor is a separate utility room, providing practical laundry facilities and additional household space, together with a convenient cloakroom.

























First Floor:
The first floor offers five well-proportioned bedrooms, providing excellent accommodation for larger families or those requiring additional space for guests and home working. The master bedroom is a generous double room, with ample space for a substantial bed and accompanying furniture, complemented by its own en-suite shower room. Three further double bedrooms provide comfortable and flexible accommodation, while the fifth bedroom is ideally suited to use as a nursery, children's bedroom or home office. The family bathroom completes the first floor accommodation, offering modern facilities alongside the master bedroom's en-suite.

Outside:
The property enjoys an attractive position within the development, overlooking public open space and benefiting from a driveway providing off-road parking. To the rear, the private garden offers an excellent outdoor space for family life, with direct access from the open-plan kitchen, dining and family room. The garden provides opportunities for outdoor seating, entertaining and children's play, creating a natural extension of the principal living accommodation. The attractive setting and surrounding landscaped open spaces further enhance the appeal of this modern family home.

Garage:
The property benefits from a detached garage, providing secure parking or useful additional storage, complemented by driveway parking.

Agents Note:
This property represents the final remaining Barratt Homes plot at Clipstone Park and is offered with a 5% Deposit Boost incentive, subject to the developer's terms and conditions, including a maximum contribution of £25,000. Purchasers should speak with the selling agent to confirm the applicable incentive, eligibility and reservation conditions.

Measurements and floor plans are approximate and for guidance only. Any prospective buyer should check all measurements. Floor plan coverings and fitments are for example only and may not represent the true finish of the property. Services at the property have not been tested by the agent and it is advised that any buyer should do the necessary checks before making an offer to purchase. Whether freehold or leasehold this is unverified by the agent and should be verified by the purchasers legal representative. The property details do not form part of any offer or contract and any photos or text do not represent what will be included in an agreed sale.

Floor Plan



Total Area: 1552 ft² (excluding garage)

All measurements are approximate and for display purposes only

Viewing

Please contact our Quarters Estate Agents Office on 01525 853733 if you wish to arrange a viewing appointment for this property or require further information.

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