



Briggington Way, Leighton Buzzard, LU7 3RQ

welcome to

Briggington Way, Leighton Buzzard

An exceptional, modern, semi-detached home, offering three to four spacious bedrooms and finished to the highest standards. Designed for contemporary living, this stunning property boasts outstanding accommodation, perfect for those seeking a stylish and sophisticated new home.

Entrance Hall

Double-glazed door to the front, storage cupboard and stairs to the first floor. Doors to the cloakroom, study and kitchen/dining/family room.

Cloakroom

Corner pedestal wash hand basin with tiled splash back and low-level WC. Radiator.

Study

Radiator and double-glazed window to the front.

Kitchen/Diner

Dining Area: Radiator, under stairs storage cupboard and double-glazed doors leading out to the garden.

Kitchen Area: Fitted with a mix of all and base units with work top over, 1.5 bow stainless steel sink with drainer, integrated electric oven and gas hob with extractor fan over. Dishwasher and integrated fridge/freezer. Space for a washing machine.

First Floor Landing

Stairs from the ground floor and stairs to the second floor. Doors to the lounge and bedroom one.

Lounge

Radiator and double-glazed window to the front.

Bedroom One

Radiator and double-glazed window to the rear. Door to the en-suite.

En-Suite

Partially tiled with a pedestal wash hand basin, low-level WC and walk-in shower cubicle. Radiator and a double-glazed obscured window to the side.

Second Floor Landing

Stairs from the first floor. Doors to bedrooms two and three, plus the family bathroom.

Bedroom Two

Radiator, storage cupboard and double-glazed velux style window to the rear.

Bedroom Three

Radiator, storage cupboard and double-glazed window to the front.

Bathroom

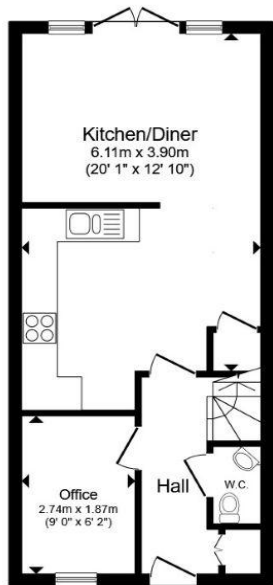
Partially tiled with a pedestal wash hand basin, low-level WC and a bath with shower screen and shower over. Radiator and double-glazed obscured window to the side.

Outside Front Garden

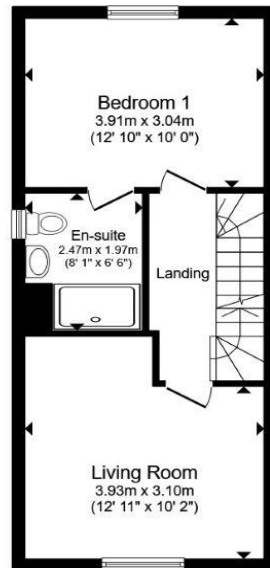
Paved driveway to the side of the property providing off-road parking and shrub borders with a path leading to the front door.

Rear Garden

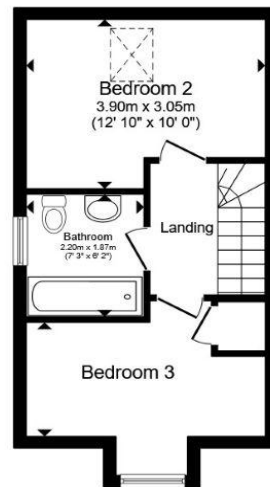
Enclosed by fencing with gated side access, the garden is mainly laid to lawn with a shed.



Ground Floor



First Floor



Second Floor

Total floor area 108.5 m² (1,168 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



welcome to
Briggington Way,
Leighton Buzzard

- THREE/FOUR BEDROOM SEMI-DETACHED
- SPACIOUS KITCHEN/DINER
- EN-SUITE TO MASTER
- REAR GARDEN
- OFF-ROAD PARKING

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£385,000



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