



Connells

Leyburne Close
Leburn Leighton Buzzard



Property Description

Opportunities of this calibre are seldom available. Positioned within a quiet and private close of only four detached bungalows, this three-bedroom home occupies by far the largest plot, enjoying an enviable setting with open fields to the side and rear and a level of space and privacy rarely found.

The bungalow has been thoughtfully extended to enhance the living accommodation, creating a generous and welcoming living/dining area that forms the heart of the home. Featuring a character fireplace and patio doors opening onto the garden, this space is perfectly suited to both relaxed everyday living and entertaining, with views across the expansive rear garden.

The outdoor space is truly a standout feature. The exceptionally large, rear garden offers enormous potential, whether for further extensions to the property, outdoor entertaining, or simply enjoying the peaceful rural backdrop. With fields bordering the property, the sense of openness and tranquillity is remarkable, while a well-kept front garden adds to the property's attractive approach.

Further enhancing the appeal is a double garage with an attached space to the rear, ideal for use as a workshop or substantial storage area. Off-road parking spaces are located directly in front of the garage, providing convenience.

Situated within the sought-after village of

Leadburn, the property combines countryside living with easy access to Leighton Buzzard, excellent transport links and local amenities.



Entrance Porch

French Doors.

Entrance Hall

Double glazed door. Airing Cupboard. Storage. Carpeted flooring.

Shower Room

Double glazed window. Wash hand basin. WC. Heated towel rail. Electric shower. Tiled walls. Tiled flooring.

Lounge

Double glazed window. 2 radiators. Parquet flooring. Carpeted area. Open fireplace. Double glazed patio doors to garden.

Kitchen

Double glazed window. Fitted kitchen with wall and base units. Integrated dishwasher. Electric oven. Electric hob with cooker hood over. Serving hatch. Carpeted flooring. Door to garden.

Utility Room

Double glazed window. Plumbing for washing machine. Space for fridge freezer. Electric heater. Double glazed door to garden.

Bedroom One

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

Bedroom Two

Double glazed window. Radiator. Carpeted flooring.

Bedroom Three

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

Bathroom

Double glazed window. Bath with mixer taps. Wash hand basin. Half height tiling. Carpeted flooring.

Outside

Front Garden

Large block paved driveway. Pathway to front door. Laid to lawn with mature trees and bushes. Access to rear garden and garage.

Rear Garden

Mainly laid to lawn with mature trees and bushes. Small brick walled flower bed. Patio area. Access to front garden.

Garage

Up & over door. Power. Light.









Total floor area 122.4 m² (1,318 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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EPC Rating:
 Awaited

Council Tax
 Band: E

Tenure: Freehold

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